



Pendleton County Kentucky

2006
Comprehensive Plan
UPDATE

7.06

Pendleton County Planning Commission
Pendleton County Fiscal Court
City of Falmouth
City of Butler

Stephen D. Austin, Planner

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Section 1: Introduction

Section 1: Introduction

Pendleton County, which includes the cities of Falmouth and Butler, is located in north central Kentucky and is included in the Cincinnati/Northern Kentucky Metropolitan Statistical Area. This primarily rural county is approximately 279 square miles (178,000 acres) in area, making it one of the smaller counties in the Commonwealth.

The counties of Kenton and Campbell lie to the north, Bracken to the east, Harrison to the south, and Grant to the west. Pendleton County is the approximate mid-point between Cincinnati, Ohio and Lexington, Kentucky.

The County is located in the Bluegrass physiographic region. The long ridge-tops and short slopes indicate the limestone, shale, and siltstone that lie directly below the surface. The landscape ranges from very steep slopes to relatively flat floodplains.

The South Fork Licking River and the Licking River join in Pendleton County at the site of Falmouth. These two rivers drain most of the area into the Ohio River that runs to the north of the County.

Role of the Comprehensive Plan

A Comprehensive Plan is a statement of the community's goals and objectives. The Plan expresses where the community is today and where it desires to be in the future, with recommendations on how to progress there. As such, the plan is a guide to decision making, a foundation for more detailed planning efforts. The plan may be implemented through a Capital Improvements Program, annual budgets, smaller scaled and more detailed plans, day-to-day operations, and through the efforts and resources of private citizens, businesses, and organizations.

In Kentucky, the comprehensive plan is also a legal document that satisfies numerous statutory requirements. State law requires this plan to be updated every five years.

The plan can serve as a good general introduction to community issues for a new resident, staff member, planning commissioner, or elected official.

The Comprehensive Plan is not a fixed document, but rather part of an ongoing planning and implementation process. Because conditions and circumstances are constantly changing, planning efforts must continuously be reevaluated and adjusted.

Update Process

This Comprehensive Plan was rewritten over a eight month period in late 2005 and 2006. The Pendleton County Planning Commission and Fiscal Court appointed a 29 person steering committee who provided the guidance and oversight necessary to create this Comprehensive Plan.

In 2005, the Fiscal Court contracted with the University of Kentucky Landscape Architecture Department to have their 5th year students prepare a “vision” study for the community. The resulting study, entitled “*Pendleton County: The Best of Both Worlds*,” shall be considered an appendix to this document.

**Figure 1.1
Regional Context**



Note: The listed counties comprise the “region” referred to in this plan.

Section 1: Introduction

Planning History in Pendleton County

Pendleton County has three governing bodies: the Pendleton County Fiscal Court, and the City Councils of Butler and Falmouth. The members of each of these three governing bodies are elected by their constituencies. The members of the City Councils are elected by the residents of their respective cities, and the members of the Fiscal Court are elected by the residents of Pendleton County.

In the 1980's, the three governing bodies of Pendleton County agreed to form a joint planning commission to serve all three bodies. The Planning Commission is known as the Pendleton County Joint Planning Commission. The Planning Commission consists of nine members, five of whom are appointed by the Fiscal Court, and two of which are appointed by each of the two city councils. The Planning Commissioners serve four-year terms, and the terms are staggered so that there are a couple of Commissioners whose terms expire each year and are up for reappointment or replacement. The Planning Commissioners elect officers to serve the Planning Commission from amongst themselves. The Commission adopts bylaws to govern their activities. The Planning Commission meets monthly on the last Monday of the month. They receive no compensation for their service. The selection of the membership of the Planning Commission is in the hands of the elected officials of the governing bodies. The Planning Commissioners are required to be in compliance with the applicable rules of ethics in place in the community.

In 2001, the three governing bodies agreed to reaffirm their commitment to a joint planning commission for Pendleton County and passed ordinances doing so.

In 2002, the Planning Commission adopted the current Pendleton County Comprehensive Plan. In the comprehensive planning process, the Planning Commission recognized the increased development

Section 1: Introduction

Planning History in Pendleton County

occurring within the county, some of which was being done with substandard design and construction of infrastructure (streets, sidewalks, sewers, waterlines, etc.). After construction of this substandard infrastructure, the governing bodies were required to accept dedication of these facilities and provide maintenance to them. Due to the substandard design and construction of such infrastructure, the maintenance costs being imposed upon the governing bodies was significantly increasing, and significantly affecting their budgets and their financial ability to provide proper maintenance to these facilities.

In 2003, the Pendleton County Joint Planning Commission adopted Subdivision Regulations to regulate the division of land in the county into parcels, and to establish minimum design and construction standards for infrastructure to be dedicated to the governing bodies. These Subdivision Regulations are now in full force and effect, and the Planning Commission routinely deals with these issues at their monthly meetings.

In 2005, the Pendleton County Joint Planning Commission recognized its statutory obligation to update the Comprehensive Plan, which is required to be updated at a minimum of every five years. To begin the process of updating the Comprehensive Plan, the Planning Commission, in conjunction with the Fiscal Court, formed a Steering Committee of citizens to participate in the process of establishing policies for the updated Comprehensive Plan. One issue being considered by the Steering Committee is the propriety of the adoption of land use regulations in Pendleton County, otherwise known as zoning regulations.

Section 1: Introduction

Planning History in Pendleton County

At the conclusion of the efforts of the Steering Committee, the Planning Commission will be obligated to proceed with the drafting and adoption of an updated Comprehensive Plan. The three governing bodies will be required to approve any changes to the goals and objectives of the Comprehensive Plan, if they are modified from the 2002 version. The Planning Commission has sole responsibility and authority with regard to all other elements of the Comprehensive Plan.

After the Comprehensive Plan is adopted, each of the three governing bodies will have the opportunity to decide whether to implement land use and zoning regulations. Each body only has authority to implement regulations on the area within their geographic boundaries, meaning that the City Councils of Falmouth and Butler can adopt zoning regulations governing the incorporated areas of their city, and the Fiscal Court is the only body who can implement zoning regulations for the unincorporated areas of the county.

Section 2: Steering Committee



Section 2: Steering Committee

Daniel	Bachman
Elston	Bobb
Patrick	Clore
Donna	Cogswell
Bill	Cogswell
Myron	Doan
Gerald	Fields
Randall	Hardin
Julie	Hennon
Angela	Hornbeck
Howard	Johnston
Wayne	Keith
Roy T.	Mains
Bill	Mitchell
Ralph	Nordheim
Terrie	North
Jerry	Pape
Carolyn	Pape
Amy	Plummer
Darrell	Price
Gladys Mae	Smith
Rita	Spencer
Edwin	Stahl
Tamara	Steele
John	Steele
Gary	Turney
Gary	Veirs
Roger	Wafford
Robert	Yost

Role of the Steering Committee

On November 28, 2005, a steering committee was created composed of 29 members representing a diversity of interests ranging from property and business owners, to farmers, to real estate interests, to interested citizens.

The role of this Steering Committee was to review the adopted goals from the 2002 Comprehensive Plan and to recommend revisions, additions, or deletions. In February 2006, after the goals were reviewed, the Steering Committee held a ½ day “charrette,” a planning workshop, in order to give shape to the dominant themes they felt should inform the writing of this Comprehensive Plan. The Steering Committee’s “Vision” is reflected in the following themes:

Pendleton County should be a community rooted in traditional values while maintaining a progressive outlook toward the future.

The small town and rural character of the community should be maintained, even in the face of change. This is not only vital to the quality of life of current residents, but will also attract tourists and outside investment.

Planned growth is essential to achieving this balance, through the appropriate distribution of land uses ranging from residential to commercial to downtown to agricultural and by instilling quality in new developments.

Recreation opportunities should be developed that attract visitors from around the region as well as provide for the day to day needs of local residents.

The Licking River, long seen as a detriment to the community, should now be managed as one of the community’s greatest assets.

Section 2: Steering Committee



Role of the Steering Committee – Common Themes (cont.)

Transportation infrastructure and improved digital communications are vital to the economic future of the community.

A respect for the environment will ensure a high and healthy quality of life for residents and will help demonstrate the values of the community to the larger region.

Quality accessible education should be a cornerstone of the community's future.

Economic opportunities should be encouraged locally as well as sought from outside.

The process of implementing programs to realize these themes will result in a community that knows itself better, and in doing so, becomes that much more attractive for residents, visitors, and businesses.

These themes will be reflected in the remainder of this comprehensive plan.

The Steering Committee was also given a “pictionary” of graphic images representing desired possibilities for the community. In addition, each committee member had comment sheets to record verbal descriptions of the ideal elements of the community. A sampling of these is reproduced on the following pages.

Section 2: Steering Committee

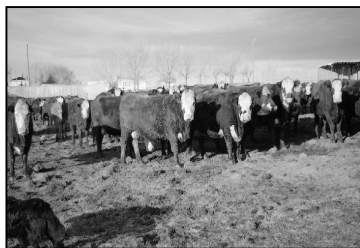


Common Themes (cont.)

In addition to maps of the County, the Steering Committee members had nearly 100 images to choose from in order to illustrate their desires for the community. The pictures, which can be found in the Appendix C, offered a range of choices regarding types of development, preservation, economic development, recreation, and environmental protection.

The following represent the most used images. The common themes from the pictures selected by the teams focus on the preservation of a rural/agricultural identity, locally based economic development, outdoor recreation, environmental protection and quality new developments.

Agriculture



preservation

Local business



Community
image

Viewsheds/
rural character



preservation

Tourists



Who?

Wildlife



conservation

Section 2: Steering Committee



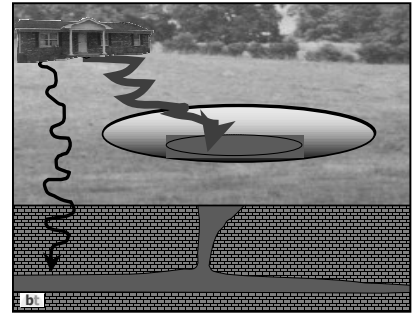
Common Themes (cont.)

Horseback riding



recreation

Ground water
protection



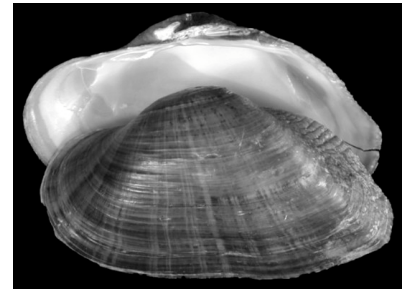
conservation

Linear parks



recreation

Aquatic species
protection



conservation

Active recreation



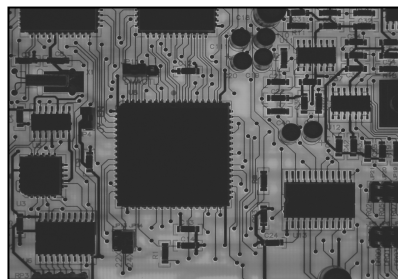
recreation

Surface water
protection



conservation

High tech



community image

Section 2: Steering Committee



Common Themes (cont.)

Mixed-use residential,
office
and commercial



new development

Pedestrian friendly
linkages



community

Outdoor oriented



community image

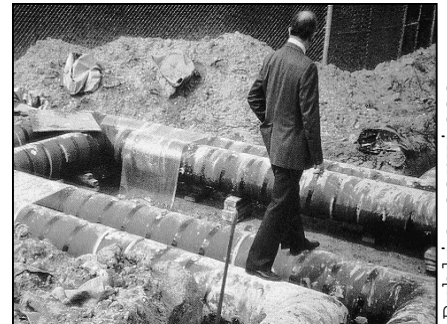
Emergency response



Public services



Water and sewer
infrastructure



Public services

Section 2: Steering Committee

Results of Community Visioning Charrette

Each of the Steering Committee teams were also challenged to also provide a verbal description of their dreams for the community. Below is a brief synopsis of each.

Team 1 envisioned a concept of the community as the “**outdoor playground of northern Kentucky.**” In order to do this the county needs to create “a new image” to present to the region. This team also stressed the importance of turning the Licking River into a positive feature of the community. They explored ideas of connecting Falmouth and Butler along the river for tourism and recreation. This trail could be used by walkers, bicyclers, and horse back riders and in turn could link an entire corridor of park lands. Along this area restaurants and specialty shops for tourism could emerge. This team envisioned “floating down the river, having breakfast, then floating some more, having lunch, etc...” A lodge at Kincaid State Park was essential to this group. Better access to Kincaid from the AA and to I-75 at Williamstown was also a priority for this group.

Team 2 made a connector to I-75 a high priority as is better access to the AA. Widening U.S. 27 was also seen as crucial. Managing growth is vital, “it is important to not let speculators do what they want to do.” An upgrade of economic infrastructure is necessary so that people can make a living here as well as go outside, so children can come back here after college. This team supports maintaining the agricultural base – “as a way of life” – but it must be economically profitable; more agricultural diversity is needed. Community values are important, positive activities for youth are needed, as well as bringing youth into planning process, empowering youth, valuing youth comments. “If we do all of these, we still have to maintain a safe and pleasant county.” “We like what we’ve got here – lets expand on it.” Planning and zoning must be made a “friendly experience.” To get to where we want to be, we must “elect those who will work for these goals.”

Section 2: Steering Committee

Results of Community Visioning Charrette

Team 3 believed that gathering information on activities in the County is vital to understanding resources as well as marketing the community to the outside. The “Best of Both Worlds” is a great goal: how can we balance progress while maintaining the rural character? This team believed that the lack of an east-west route is inhibiting County development. To improve recreation “it is necessary to connect Williamstown Lake and Kincaid State Park.” It is important to maintain the agricultural base in the southern part of county, possibly incorporating zoning to help preserve the agricultural base. This team suggested that to preserve the “ag look, maybe a five-acre minimum would ensure that what occurs there is a higher value.” Economic development could focus on the airport as a means of attracting and expanding business. The area close to the airport could be used for light industrial uses, utilizing technology - especially broadband. Wireless internet across the County can continue to help develop small operations. While there are efforts outside the County to help reduce flooding on the Licking River, local management is a major priority. Welcome signs should be at all entrances to county. Overall, the community should maintain its traditional rural character while recognizing the need for expansion.

Team 4 saw the biggest obstacles to growing the economy of the County and increasing the number of people working there as a lack of internet and communications. This team believed it is vital to create an east-west connector across the County to link Williamstown Lake and Kincaid State Park. Downtown Falmouth could see mixed uses – residential and commercial, but rehabbing many of the properties is essential. Recreation in the County needs to be improved. Public infrastructure, like sewer and water, or a lack thereof may be a hindrance to new people and causes environmental concerns. There is a need for more lodging options, especially at Kincaid Lake State Park. In order, to promote the community better it is vital to get to know ourselves better, what assets our community has that even many residents don’t know about. This team believes that one solution may be for local leaders to “tour” recreation

Section 2: Steering Committee

Results of Community Visioning Charrette

and tourism resources. New housing should meet all income levels and developments should be designed to provide good environments for all types of housing. Housing should be promoted in the northern part of the County and agriculture should be promoted in the southern part. Emergency services need to be provided to all areas of the County, even if it includes providing satellite locations outside of the cities.

Team 5 saw housing as coming from the north, especially to the north-east quadrant of the County. It is important to plan dense residential areas near infrastructure facilities. To attract tourists it is vital to improve the amenities that will attract the people. “Build the amenities and the people will come. The roads will follow. Without a vision we won’t get the roads.” Possible amenities include boat docks, trails, lodging, restaurants, amusement facilities. This creates the draw to get people to come to the County. Perhaps there could be a restaurant on the river at Ky 22 East. It is important to preserve the beautiful agricultural area south of Falmouth, maybe with a five acre minimum lot size. Growth around Butler needs activity for people – hotels, meeting facilities, boat docks, boat ramps, cabins. “There are millions of people waiting to find something to do to get away – the Licking River can be the County’s draw.” There should be a primary focus on tourism. Housing is ok, but it “costs the County to provide housing with services: every house costs the County money.” U.S. 27 is crucial to this vision of the future. It must not be improved before a plan or vision takes hold in the community or else “people will just by-pass the community.” There is a need to create beautiful entrance corridors, to create a welcoming sense to the community.

Section 3: Goals



Section 3: Goals

The Importance of Goals

The primary purpose of a comprehensive plan is to provide policy direction to a community on issues of preservation, growth, and development.

The role of this Plan's goals and objectives is to describe the vision residents and leaders of the County have for their community and to indicate the direction change should take in the future.

These Goals reflect the themes developed by the Steering Committee. It should be noted that all of these goals are inter-related.

Note: for specific discussion and objectives and implementation actions, see the appropriate section.

1. **Community Image:** Pendleton County is rooted in traditional values, yet has a progressive outlook for the future. Preservation of the rural, small town, agricultural and environmental heritage while accepting and managing change is vital to the future of the community. The community is clean, friendly, and offers special opportunities for residents and visitors alike.
- **General Planning:** A comprehensive plan will be adopted to ensure a high quality of life and economic vitality in Pendleton County.
- **Growth Management and Land Use Planning:** Growth and development in Pendleton County shall be managed for the benefit of the overall community and in a manner that minimizes undesirable impacts of development and change.
4. **Agricultural Viability:** Agriculture will continue to be a vital element of a diverse economy in Pendleton County.
- **Flood Control:** The community will strive to make the Licking River less of a threat and more of a benefit to the quality of life in Pendleton County, Falmouth and Butler.
- **Economic Development:** In order to achieve a sustainable economy with quality employment opportunities, Pendleton County will:
 - a. Promote a sustainable, strong, diverse and healthy economy firmly connected to local, regional, national and global trends;
 - b. Promote the retention and expansion of existing businesses;
 - c. Foster the startup and development of new businesses;
 - d. Create and retain a skilled work force;
 - e. Leverage local assets such as environmental quality, small town/rural atmosphere, outdoor recreation potential and overall quality of life to keep and attract business to the community.

Section 3: Goals

Note: for specific discussion and objectives and implementation actions, see the appropriate section.

- **Community Facilities:** Quality public services and facilities will be provided to residents and business owners in Pendleton County.
- **Tourism Development:** Pendleton County will be the recreational and tourism destination for northern Kentucky.
- **Infrastructure:** Strategic infrastructure investments will be made to guide growth, and enhance economic development, tourism, environmental protection and the overall quality of life for residents.
- **Transportation:** Plan safe and efficient transportation expansion and improvements that support and compliment the entire Comprehensive Plan.
- **Housing:** Housing will be safe, sound and affordable to the existing and future residents of Pendleton County.
- **Public Safety:** Residents and visitors of Pendleton County will experience a safe and secure community.
- **Environment:** Pendleton County is recognized as a leader in managing, protecting, conserving and enhancing its natural environment.
- **Education:** Pendleton County provides comprehensive, innovative and excellent educational opportunities for all residents.
- **Intergovernmental Cooperation:** The three municipalities of Pendleton County, Falmouth and Butler will communicate effectively as a means to coordinate service delivery.

Section 4: Background Analysis



Section 4: Background Analysis

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Introduction

Demographics

Economic Data

Infrastructure

Community Services

Education

Existing Land Use

Introduction

Pendleton County is at a crossroads. The 21st century will place demands upon the leaders and residents of the County unlike any in the previous 200 years of its history. Rapid technological, economic, and social change is occurring, not only in the region, but across the globe. In order to best face this change, the County must understand both its attributes and its unique challenges. That is the purpose of this section: to provide the necessary information with which to begin that process.

Larger issues and challenges concerning global demographic and economic trends are beyond the detailed scope of this section but should be mentioned briefly. For example, while many communities still pursue an economic development strategy based on manufacturing employment, global demographics suggest that significant portions of the world have large pools of surplus labor that could be employed in manufacturing. China, for example, has at least 400 million people who could work in manufacturing. The United States' entire population is only 300 million.

Many communities recognize this fact and are transitioning to a "high-tech" based economy. Yet competition in that area is increasing as well. India, for example, has 500 million people under the age of 19, most of whom speak English and many of whom are pursuing technical educations.

Other factors need to be recognized. The European Union, as a group of twenty five nations, collectively has the world's largest economy. By the year 2050 in the United States, the Census Bureau projects that only eight "super cities" will comprise 75% of the entire nation's population, and the Cincinnati-Northern Kentucky Metro is not among them.

The paths Pendleton County chooses to pursue will be touched by these trends and more. Therefore, County leaders must realize that only by facing outward can they best plan for the future.

Section 4: Background Analysis

Demographics

Demographics

Current Population

Over the course of the 1990's, Pendleton County had the fourth fastest rate of population growth (19.6%) among the ten counties located in Northern Kentucky (Table 4.1).

Since 1970, the county's population has increased 44% – averaging 1,100 new persons added to the population each decade.

Table 4.1
Regional Population Trends
Kentucky State Data Center

County	1990	2000	% Change 90-00
Boone	57,589	85,991	49.3%
Bracken	7,766	8,279	6.6%
Campbell	83,866	88,616	5.7%
Carroll	9,292	10,155	9.3%
Gallatin	5,393	7,870	45.9%
Grant	15,737	22,384	42.2%
Harrison	16,248	17,883	10.6%
Kenton	142,005	151,464	6.7%
Owen	9,035	10,547	16.7%
Pendleton	12,062	14,390	19.3%
Total	358,993	417,679	16.3%

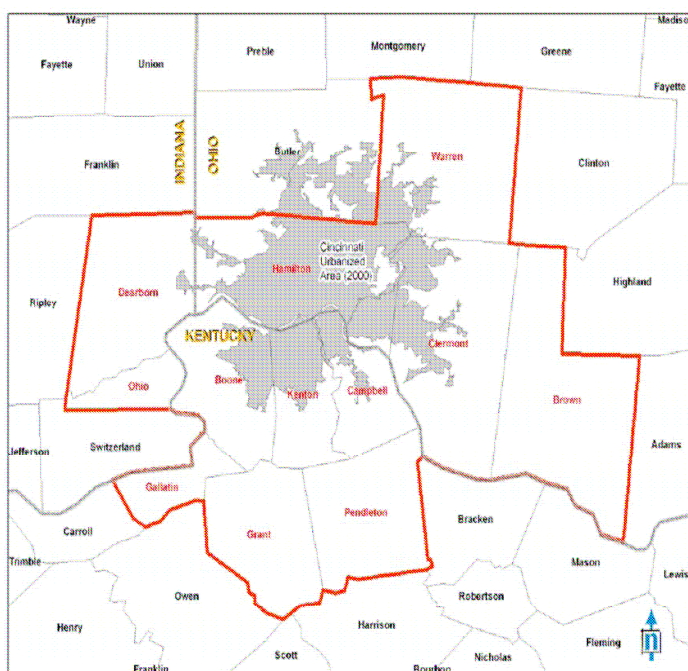
Our population on July 1, 2005 was estimated to be 15,134. This represents a 5.17% increase from the 2000 census, and ranks Pendleton County as Kentucky's 83rd most populous.

Section 4: Background Analysis

Demographics

Pendleton County is included in the Cincinnati-Northern Kentucky Metropolitan Statistical Area (MSA). Figure 4.1 shows the extent of the MSA, while Table 4.2 shows the population and urbanization trends in the MSA. In 2004, the estimated population for the MSA was 2,058,221.

Figure 4.1
Cincinnati – Northern Kentucky MSA



Greater Cincinnati Chamber of Commerce

Table 4.2
Cincinnati-Northern Kentucky Population
and Urbanization Trends

Total Population	1990	2000	% Change
MSA	1,526,092	1,646,395	7.9%
Main County	866,228	845,303	-2.4%
Main City	364,040	330,662	-9.2%
Balance of MSA	1,162,052	1,315,733	13.2%
Percent MSA population in main county	56.8%	51.3%	-5.5%
Percent MSA population in main city	23.9	20.1%	-3.8%
Urban Size			
Urban Area (square miles)	511.7	671.8	31.3%
Urbanized Population	1,212,675	1,503,262	24.0%

Greater Cincinnati Chamber of Commerce

Section 4: Background Analysis

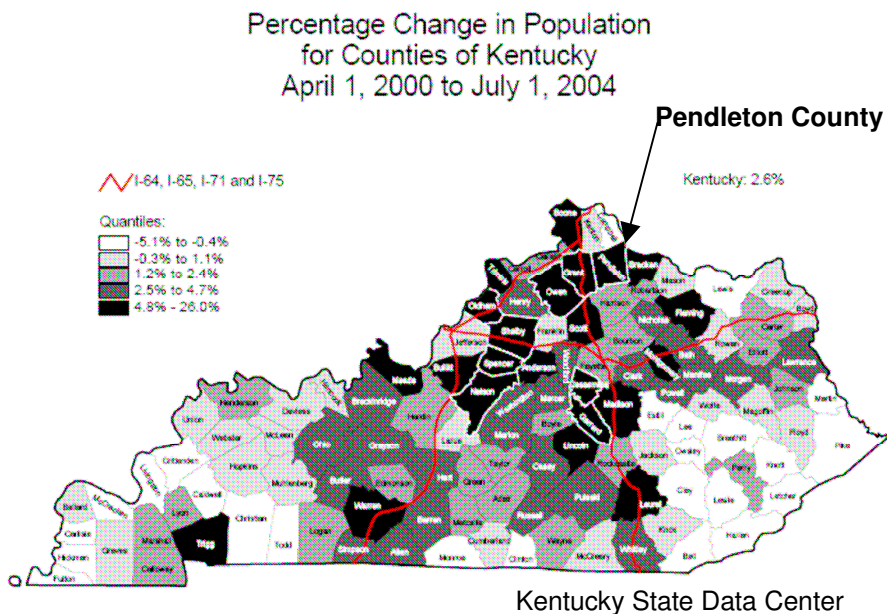
Demographics

Demographics

Current Population

On July 1, 2005, Kentucky's population was estimated to be 4,173,405. Figure 4.2 shows population trends in Kentucky between 2000 and 2004. Counties shown in black have experienced the fastest population growth. These are primarily located in the outer fringes of the state's three major metropolitan areas. Pendleton County lies in a band of fast growing counties located on the south end of the Cincinnati-Northern Kentucky MSA.

Figure 4.2
Kentucky Population Trends



Section 4: Background Analysis

Demographics

Demographics

Current Population

Falmouth

In 2004, Falmouth was estimated to have a population of 2,098 people. This is an increase of 40 people from the 2000 Census figure of 2,058, a 1.9% increase. Falmouth's population accounts for 14% of the entire County's total population. The 2004 figure represents a decline in Falmouth's population from the 1990 figure of 2,378, a total decline of 13.5%. This declining population trend has been occurring at least since 1980 when the population stood at 2,482.

Butler

In 2004, Butler was estimated to have a population of 638 people. This represents 4.25% of the entire County population. The 2000 census reported a population of 613, an increase of 3.9%. Despite this modest gain, Butler's population has declined since 1980 when the population was recorded at 663.

Components of Current Population

In-migration is fueling Pendleton County's growth. Today, more than one in five persons living in Pendleton County are newcomers. In 2000, 22.3% of Pendleton County's residents lived outside the county in 1995.

Research conducted by University of Kentucky Professor Dr. Lori Garkovich shows significant shifts occurred in Pendleton County's age structure from 1990 to 2000. First, the proportion of the population between the ages of 35-44 increased by 53% and similarly, the proportion between the ages of 45-54 increased 54%.

Second, among adolescents there was a 24.4% increase in the population ages 5-9 and a 22.6% increase in the population age 10 to 14.

Section 4: Background Analysis

Demographics

Demographics

Current Population

Components of Current Population (cont.)

These demographics reflect the in-migration of working-age families. As Dr. Garkovich points out, this is a group that typically moves in search of residential amenities. Once re-located into the community, this migration has ripple effects throughout the community. For example, enrollment in local schools may face dramatic increases each fall. These new families may also bring with them expectations for recreational facilities and programs for youth and families.

This pattern of growth, working families with children, has bestowed upon Pendleton County the third youngest median age (34.4) among the 10 counties in the region and much younger than the state wide average of 35.9 years. The 2000 Census shows the County as home to 4,072 children eighteen years old and under. This represents 28.3% of the County's total population and again is much above the statewide average of 24.6%. Pendleton County's working age population (18 y.o. – 64 y.o.) is 61.2%.

In 2000, the County had 1,510 senior citizens. This demographic represented 10.5% of the County's population which is below the state average of 12.5%.

Within the ten county northern Kentucky region, Pendleton County now has the 4th highest proportion of persons age 25+ with at least a high school degree and the 5th highest proportion of persons age 25+ with at least a Bachelor's degree. In 2000, high school attainment reached 72.8% of the population age 25 and older. Similarly, those with a bachelor's degree or higher increased to 9.7%. These figures represent a significant increase from 1990. In 1990, only 60.1% of the population had graduated from high school or attained higher levels of education compared to 64.6% in the state. Further, in 1990, Pendleton County had only 6.8% of people with a bachelor's degree or higher, which represented only about one-half of the statewide average of 13.6%.

Section 4: Background Analysis

Demographics

Demographics

Current Population

Components of Current Population (cont.)

Pendleton County's population is almost exclusively white (98.4%), which is consistent with Kentucky's predominantly white (91%) population in general. African-Americans make up approximately one-half of one percent of the population. People of Hispanic descent make up a larger percentage, .7% of the population.

Demographics

Future Population

Pendleton County's population is projected to continue to grow. Table 4.3 below, using recent Kentucky State Data Center numbers shows that the County could expect to have the 6th fastest growth rate within the 10 county region.

Table 4.3

Projected Regional Population Trends

Kentucky State Data Center

County	2010	2020	Change 10-20
Boone	121,919	158,013	29.6%
Bracken	8,899	9,388	5.5%
Campbell	91,130	100,167	9.9%
Carroll	10,631	11,304	6.3%
Gallatin	9,155	11,033	20.5%
Grant	28,164	34,701	23.2%
Harrison	19,026	20,403	7.2%
Kenton	154,572	163,014	5.5%
Owen	12,166	13,642	12.1%
Pendleton	16,365	18,191	11.2%
Total	478,027	539,856	12.9%

Section 4: Background Analysis

Demographics

Demographics

Future Population

Components of Future Population

Between now and the year 2020 the number of children up to age 18 is projected to increase by about one third. The projected 3,872 to 5,075 change since 1995 amount to 1,203 children or 31%. Projections for children of different ages indicate the highest future growth among pre-schoolers up to age four. By 2020 their numbers are expected to increase by nearly 28%.

Between 2000 and the year 2020, the County's number of senior citizens above age sixty-five is expected to double. This doubling of the senior population will require planning and action to meet the specialized needs of the elderly. See Figure 4.3 next page.

Between 2000 and the year 2020, the County's typical working age population is projected to increase by about two thirds. The 2002 Comprehensive Plan commented: "Pendleton County already exceeds Kentucky's average projected 55.9% of the year 2000 share of typical working age adults. This suggests a comparatively strong local labor market with potentially positive implications for the County's economic development prospects. These projections highlight the need for a solid employment base and strong job generation in order to absorb the County's large numbers of working age adults into the local labor force. High levels of in-migration render economic development, understood as job generation, particularly critical."

Section 4: Background Analysis

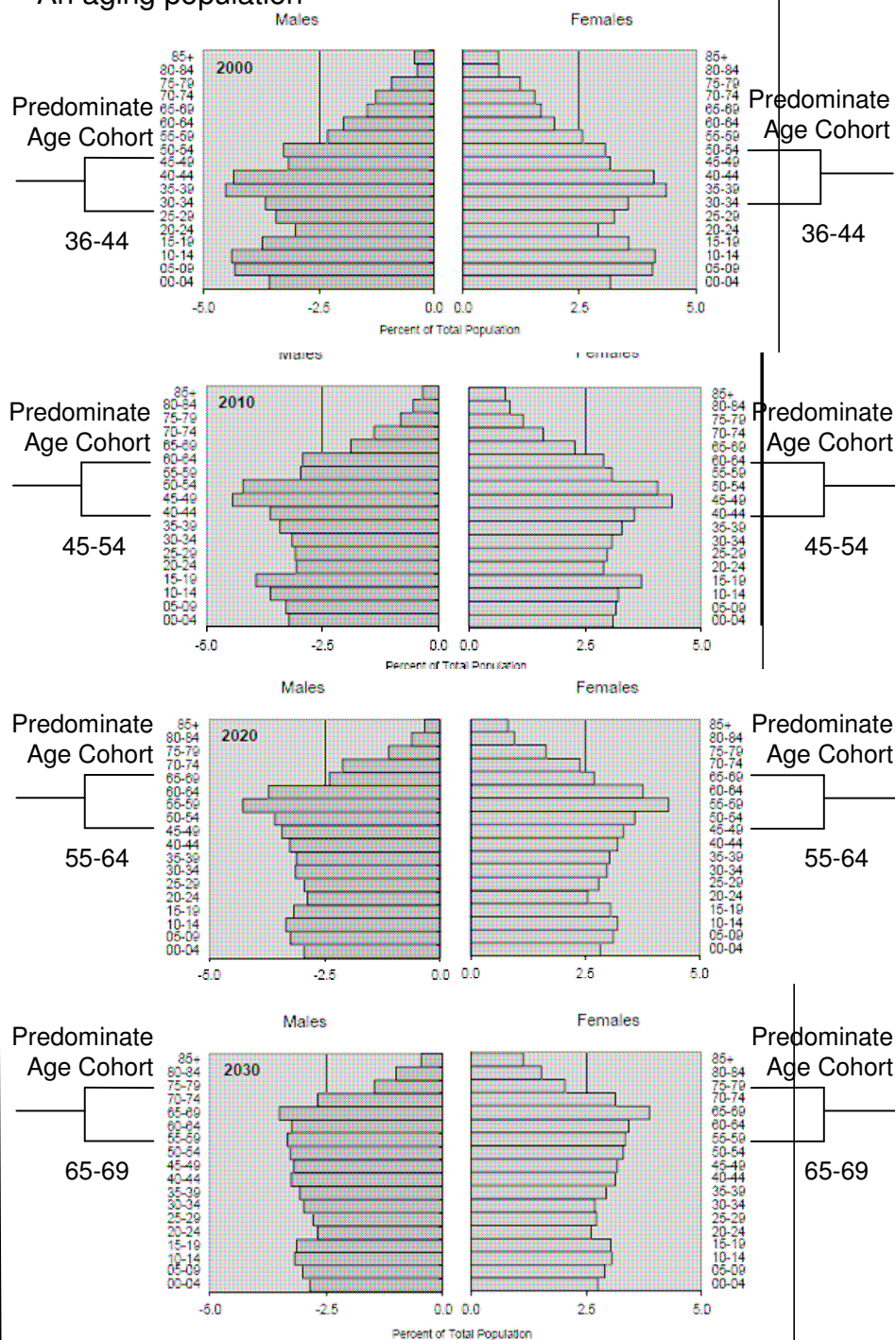
Demographics



Figure 4.3

Population Pyramids: 2000-2030

"An aging population"



Kentucky State Data Center

Background Analysis

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Demographics

Demographics Household Projections

Households in Pendleton County are expected to increase 27% between 2000 and 2020. This represents an increase of 1,400 new units, from 5,170 in 2000 to 6,570 in 2020. From 1990, this represents a 52% increase. The obvious conclusion is that households are growing faster than the population.

This is important for many reasons. One is that each new household needs space, decreasing the amount of open space in the County. Two, each new housing unit adds, according to accepted engineering standards, ten new car trips per day to the traffic on the existing road network.

Thus, the 1,400 new housing units predicted by this household projection forecast could, under conventional development patterns, add fourteen thousand new car trips per day to the traffic system.



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Each new household can add up to 10 car trips per day

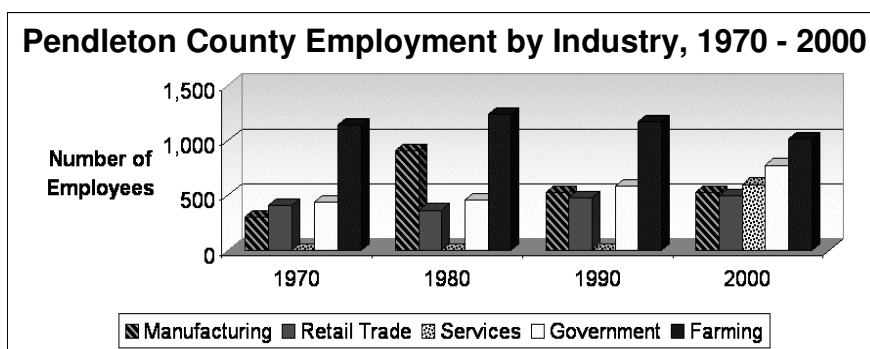
Section 4: Background Analysis

Economic Data

Economic Data

Economic activity in Pendleton County is in a significant transition period. Manufacturing and retail trade employment are stagnant and now comprise less than 17% of total employment, while service employment has grown from less than 100 employees in 1970 to nearly 600 in 2000. Growth in government employees grew 31.9% in the same period. Agricultural employment saw a steep decline. See Figure 4.4 below and Table 4.4 next page.

Figure 4.4



Source: Bureau of Economic Analysis,
Regional Economic Information System
Produced by Kentucky State Data Center,
January 2005.

Unemployment was estimated to be 5.0% in 2004 which represented a sharp decline from the previous two years when unemployment reached a peak of 6.7%. The 2004 figure is significantly below both the State (5.3%) and National (5.5%) unemployment numbers.

Section 4: Background Analysis

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Table 4.4

Pendleton County Employment by Industry, 1970 - 2000

Five Largest Industries (By Number of Employees)					
	Manufacturing	Retail Trade	Services	Government	Farming
1970	304	409	NA	435	1,141
1980	903	365	NA	456	1,242
1990	523	481	NA	587	1,172
2000	528	494	599	774	1,015
% Ch 1970 - 1980	197.0%	-10.8%	NA	4.8%	8.9%
% Ch 1980 - 1990	-42.1%	31.8%	NA	28.7%	-5.6%
% Ch 1990 - 2000	1.0%	2.7%	NA	31.9%	-13.4%
2000 Avg. Salary	\$38,581	\$14,715	\$17,479	\$28,872	\$3,572

Source: Bureau of Economic Analysis,
Regional Economic Information System
Produced by Kentucky State Data Center,
January 2005.

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Economic Data

PER CAPITA PERSONAL INCOME

In 2003 Pendleton County residents had a per capita personal income (PCPI) of \$20,801. This PCPI ranked 69th in the state and was 78% of the state average of \$26,575 and 66 percent of the national average of \$31,472. The 2003 PCPI reflected an increase of 1.4% from 2002. The 2002-2003 state change was 3.1% and the national change was 2.2%. In 1993 the PCPI of Pendleton was \$14,170 and ranked 65th in the state. The 1993-2003 average annual growth rate of PCPI was 3.9%. The average annual growth rate for the state was 4.3% and for the nation was 4.0%.

TOTAL PERSONAL INCOME

In 2003 Pendleton County had a total personal income (TPI) of \$313,057,000. This TPI ranked 71st in the state and accounted for 0.3% of the state total. In 1993 the TPI of Pendleton County was \$183,216,000 and ranked 74th in the state. The 2003 TPI reflected an increase of 2.9% from 2002. The 2002-2003 state change was 3.8% and the national change was 3.2%. The 1993-2003 average annual growth rate of TPI was 5.5%. The average annual growth rate for the state was 5.1% and for the nation was 5.1%.

COMPONENTS OF TOTAL PERSONAL INCOME

Total personal income includes net earnings by place of residence; dividends, interest, and rent, and personal current transfer receipts received by the residents of Pendleton County. In 2003 net earnings accounted for 68.6% of TPI (compared with 69.3 in 1993); dividends, interest, and rent were 13.8% (compared with 13.8 in 1993); and personal current transfer receipts were 17.6% (compared with 16.9 in 1993). From 2002 to 2003 net earnings increased 3.3%; dividends, interest, and rent decreased 1.3%; and personal current transfer receipts increased 4.5%. From 1993 to 2003 net earnings increased on average 5.4% each year; dividends, interest, and rent increased on average 5.5%; and personal current transfer receipts increased on average 5.9%.

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Economic Data

Within the 10 county region, Pendleton County has the fourth highest median household income (\$38,125). Grant is the only rural county with a higher median household income (Table 4.5). In terms of family income, Pendleton County has the 6th highest median family income in the region, and only Carroll and Grant of the rural counties have a higher median family income. But when considering per capita income, Pendleton County has the 7th highest (\$16,561) in the region, while Harrison, Carroll and Grant counties have higher per capita incomes among the rural counties. One in seven (14.4%) of all persons had incomes below poverty, the 5th lowest poverty rate in the region. But nearly one in five (19.7%) children under the age of 18 were in poverty in 2000, comparable to the level of child poverty in Grant and Harrison Counties. The 1990's saw a 52% decline in the number of households reporting public assistance income during the 1990's. During the same period, there was a 41.7% increase in the number of households reporting retirement income, and mean retirement income in 2000 was \$16,376.

Table 4.5
Economic Trends

Kentucky State Data Center

County	Median Income			Lived out of county in 1995	% adults 25+ with Bachelor's degree and above	Value of owner occupied housing	% of housing units built since 1995
	Household	Family	Per Capita				
Boone	\$53,593	\$61,114	\$23,535	33.5%	22.8%	\$124,600	27%
Bracken	\$34,823	\$40,469	\$16,478	15.8%	9.5%	\$68,300	11%
Campbell	\$41,903	\$51,481	\$20,637	17.9%	20.5%	\$97,400	7%
Carroll	\$35,925	\$44,037	\$17,057	21.0%	8.3%	\$75,600	14%
Gallatin	\$36,422	\$41,136	\$16,416	28.8%	6.9%	\$82,100	24%
Grant	\$38,438	\$42,605	\$16,776	29.4%	9.4%	\$84,200	22%
Harrison	\$36,210	\$42,065	\$17,478	19.4%	10.6%	\$82,400	11%
Kenton	\$43,906	\$52,953	\$22,085	21.0%	22.9%	\$102,900	8%
Owen	\$33,310	\$38,844	\$15,521	23.4%	9.1%	\$72,000	15%
Pendleton	\$38,125	\$42,589	\$16,561	22.7%	9.7%	\$78,800	16%

Background Analysis

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EARNINGS BY PLACE OF WORK

Earnings of persons employed in Pendleton County decreased from \$100,842,000 in 2002 to \$93,047,000 in 2003, a decrease of 7.7%. The 2002-2003 state change was a 5.6% increase and the national change was a 4.1% increase. The average annual growth rate from the 1993 estimate of \$69,932 to the 2003 estimate was 2.9%. The average annual growth rate for the state was 5.0% and for the nation was 5.3%.

These economic figures help to explain why 61.6% of Pendleton County residents commute out of the County for work each day. This ranks 15th in Kentucky; the average for Kentucky is 30.3%. Pendleton County workers have an average commute time of 34 minutes, which is nearly twice as long as the shortest time in the region – Carroll County at 18 minutes.

Table 4.6
2002 %-Out commuting

Spencer	77.9%	1
Trimble	76.9%	2
Bullitt	72.5%	3
Garrard	67.4%	4
Oldham	66.8%	5
Bracken	66.7%	6
Meade	65.7%	7
Edmonson	65.4%	8
Elliott	64.4%	9
Nicholas	64.3%	10
Anderson	64.2%	11
Campbell	63.9%	12
Gallatin	63.3%	13
Carlisle	61.9%	14
Pendleton	61.6%	15

Kentucky State Data Center

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In 2000, 921 Pendleton County Workers commuted to Campbell County, while 789 commuted to Boone County. Out-commuting to these two counties alone accounts for over 26% of Pendleton County's working population. 785 workers commuted into Hamilton County, Ohio.

Bracken County provides the highest number of workers commuting into Pendleton County: 262. The next highest county is Campbell, which sends 208 workers south into the County.

Table 4.7
Commuting Trends

Kentucky State Data Center

Lives in Pendleton and works in:	Number of Workers
Total	5,530
Boone KY	789
Bourbon KY	25
Campbell KY	921
Fayette KY	21
Franklin KY	8
Grant KY	417
Harrison KY	79
Kenton KY	656
McCracken KY	9
Mason KY	6
Nicholas KY	4
Oldham KY	6
Owen KY	34
Pendleton KY	2,482
Scott KY	73
Switzerland IN	3
Wayne IN	3
Montgomery MD	10
Butler OH	101
Clermont OH	35
Hamilton OH	785

Lives in:	Works in Pendleton
Total	3,371
Boone KY	25
Bourbon KY	4
Bracken KY	262
Butler KY	7
Campbell KY	208
Grant KY	48
Harrison KY	52
Johnson KY	11
Kenton KY	93
Lewis KY	6
Magoffin KY	32
Mason KY	87
Nicholas KY	6
Owen KY	6
Pendleton KY	2,482
Robertson KY	13
Scott KY	7
Warren KY	22
Perry IN	6
Adams OH	1
Brown OH	15
Butler OH	8
Clermont OH	10
Preble OH	6

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In addition to “leaking” workers out of the county, Pendleton County currently does not capture the full economic potential of in-county trade. Rather, this economic potential is transferred to other counties in the region as indicated by the following research of Dr. Lori Garkovich. According to this research, Pendleton County has:

- The 3rd lowest amount of retail trade
- The second lowest proportion of trade area capture with total sales of \$57.7 million (only Bracken had lower total sales at \$23.0 million).

More specifically, Pendleton County has:

- The lowest share of sector sales for food and beverage stores.
- The lowest share of sector sales for general merchandise stores.
- The second lowest share of sector sales for home furnishings and appliances.
- The 4th lowest share of sector sales for motor vehicles and parts stores.
- The 5th lowest share of sector sales for food service and dining establishments.

Dr. Garkovich’s research shows that between 1990 and 2001, despite population and household growth, Pendleton County’s share of trade area capture declined overall. In only one area, food service and dining establishments, did Pendleton County’s trade area share increase.

One key factor is the fact shown that more than six out of ten employed persons who live in Pendleton County actually work outside the county. This situation has a ripple effect on other aspects of the economy. Since many people are already going

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out-of-county for employment, they are more likely to stop for their shopping elsewhere. A 2003 Northern Kentucky ADD study confirms this: 71.6 cents of every consumer dollar “leaks out” of Pendleton County. In other words, the merchants of the community capture only 28.4 cents of the nearly \$203 million dollars spent by local residents. The ADD study indicates that Pendleton County residents are likely to shop at superstores in other communities. This “leakage” makes it harder for local businesses to compete, further continuing the cycle.

Housing

The arrival of in-migrants seeking the amenities and lower property costs offered by Pendleton County has fueled housing growth. More than one in six (16%) of Pendleton County’s housing units were built between 1995 and 2000, the fourth highest proportion of housing built during this time period in the region.

Moreover, nearly one half (47.5% or 2,455) of the 5,170 occupied housing units in Pendleton County in 2000 were moved into since 1995. One striking characteristic of the housing inventory in Pendleton County is that nearly one in four (24.7%) of all owner-occupied housing in 2000 was a mobile home, a proportion that increased during the 1990’s.

This fact may help explain the relatively low housing values in Pendleton County, especially compared to other counties in the Northern Kentucky area. (See Figure 4.4) These low values may continue to drive housing expansion in the County with potentially undesirable consequences. Recent studies have shown that residential growth rarely provides enough revenue to cover the required service provisions that accompany it. Many of these studies routinely show that housing growth demands a larger investment than it contributes to County revenues. (See Figure 4.5) Low housing values mean low property tax revenues, which do little to offset service demands that all types of housing demand.

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Housing

Figure 4.5

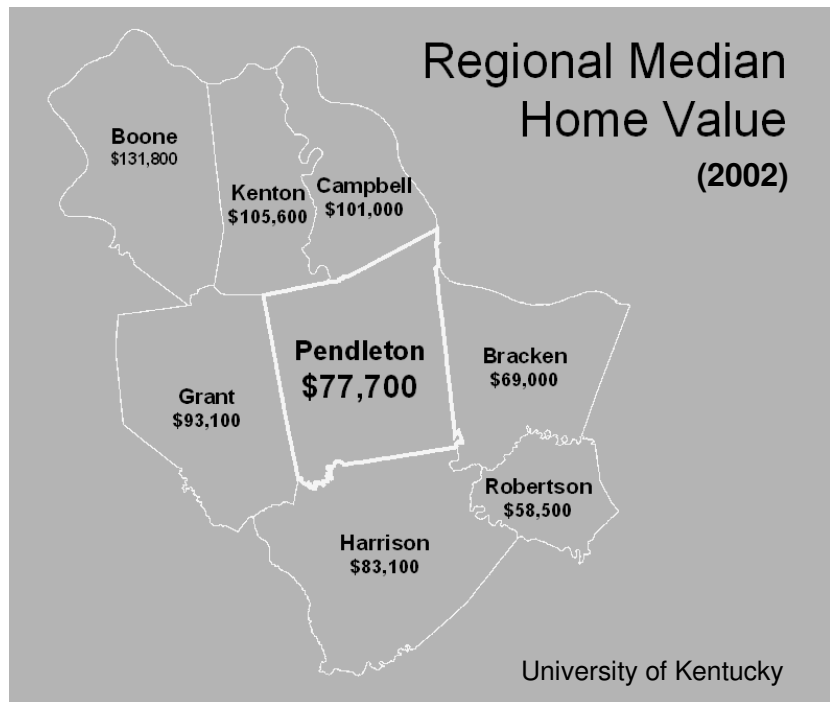
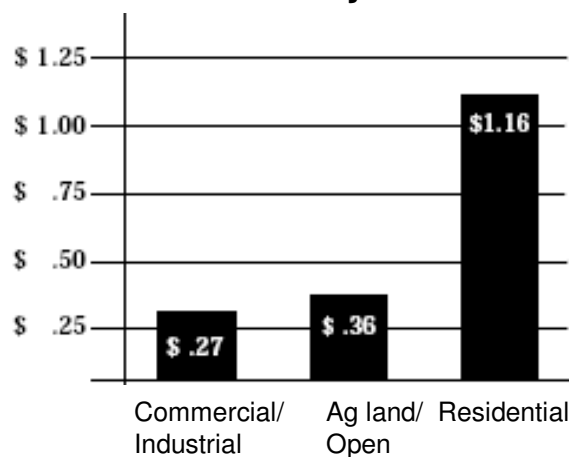


Figure 4.6
Cost of Community Services



Graph: Median cost-per dollar of revenue raised – to provide public services to different land uses.

American Farmland Trust

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Business Climate

Pendleton County has many attributes that are attractive to business. Labor and energy costs are much lower than national and regional averages. The County has a surplus of available labor, and a surge of available labor is expected through the year 2009, during which time 1,231 County residents would turn 18 years old and would thus be eligible to enter the workforce full time.

The County has available industrial sites located along U.S. 27. All necessary utilities are available within the County. Over 50 Colleges, Universities, and Technical Schools are located within 60 miles of Pendleton County. Further, the community enjoys low property taxes and low occupational license taxes (1/2 of 1%).

The Community also has a well-organized and aggressive Industrial Development Authority dedicated to attracting, retaining, and expanding business within the County.

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Agriculture

An expected correlation to increasing housing demands is a shift in land use from rural to urban uses. Historically, Pendleton County has been an agricultural community. Yet as expected with the increased housing growth, between 1987 and 2002, the amount of land in farms decreased slightly from 135,728 acres in 1987 to 132,402 acres in 2002 (Table 4.7 next page). Interestingly, the number of farms in Pendleton County increased 1.6% from 949 to 964 during this same period.

This occurred as the number of farms in the 10 county region declined 12.5%. As a result, Pendleton County's share of farms in the region actually rose from 12.1% in 1978 to 14.0% in 2002. The market value of the agricultural products sold by Pendleton County's 964 farms was \$8.8 million in 2002, averaging \$9,130 per farm. This showed a steep decrease in real dollars from 1987, when the market value for agricultural products was \$14,793,000. Operational expenses for Pendleton County's farmers were \$12.7 million which includes expenditures for fuel, feed, seed, chemicals, livestock, property taxes, and lease/rental payments. In 2002, 20% of full and part-time employment in Pendleton County was in agriculture or related businesses.

The decrease in land devoted to agricultural squares with the urbanization of the County over the last 20 years. It may be too, that the increase in the number of farms is related to the increasing trend of people seeking "farmettes" as an alternative to conventional suburban development. This could also help explain the dramatic decrease in the value of agricultural products despite the increase in the number of farms.

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Agriculture

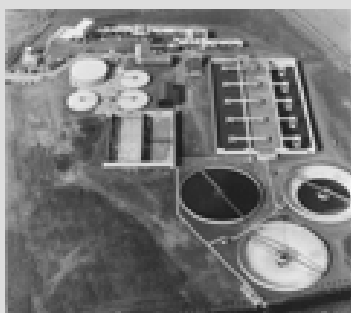
**Table 4.8
Regional Agricultural Trends
1987- 2002**

County	# of Farms	Acres in Farms	Market value ag products sold (\$1,000s)	Market value ag products sold per farm (dollars)	Total production expenses (\$1,000s)	Average production expenses per farm (dollars)	Net farm income per farm
Boone	743	74,915	18,148	24,426	15,423	20,870	8,734
Bracken	639	94,393	10,357	16,208	7,728	12,113	2,999
Campbell	581	50,383	5,853	10,074	8,663	14,834	-3,280
Carroll	339	61,122	8,007	23,620	6,391	18,852	7,969
Gallatin	247	37,595	3,791	15,349	3,239	13,383	3,912
Grant	1,020	116,454	13,199	12,940	12,290	12,096	1,485
Harrison	1,085	158,960	21,041	19,399	16,197	14,846	6,997
Kenton	495	46,479	5,311	10,730	3,713	7,500	-639
Owen	788	154,787	16,848	21,380	17,131	21,685	4,535
Pendleton	964	132,402	8,801	9,130	12,754	13,189	-2,015
Total	6,901	417,679	478,027	n/a	103,529	n/a	n/a

Census of Agriculture

Section 4: Background Analysis

Infrastructure



Water Service

There are currently four providers of water service in Pendleton County. They are as follows: the City of Falmouth, the Pendleton County Water District, the East Pendleton County Water District, and the Bullock Pen system. The four providers service over 4,406 households and businesses. The main source of water in Pendleton County is the Licking River. In terms of both quantity and quality, the Licking River is a reliable source and is expected to remain so into the foreseeable future.

The city of Falmouth obtains its water from the Licking River and sells a portion of it to the rural water districts. Pendleton County Water District also purchases water from Northern Kentucky Water District to supply a portion of its customers as well as the entire city of Butler.

Falmouth's water treatment plant has a capacity of treating 2.1 million gallons per day. Current users demand less than 1 million gallons per day, leaving a significant excess capacity. However, the facility is aging and will have extensive rehabilitation needs in the near future.

Waste Water Treatment

Pendleton County has limited wastewater treatment facilities, service being limited to the urban areas in and around Falmouth and Butler. The City of Falmouth Sewer District treats about 325,000 gallons per day and then discharges it into the Licking River. The system operates at about 90+% capacity since it is capable of processing 390,000 gallons per day of sewage. The City of Butler Water and Sewer operates two package facilities for treating wastewater. The two facilities can treat a total of 140,000 gallons per day. After treatment, the City discharges it into the Licking River. Currently the plants treat approximately 40,000 - 50,000 gallons per day, leaving an excess of 90,000 gallons per day.

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Infrastructure



Waste Water Treatment

Sewage provision in the remainder of the County is through septic systems, lagoons and private package plant systems. The soil in Pendleton County is often very poor for septic systems. It has a high clay content and therefore does not percolate well. This fact means that incorrectly installed or poorly functioning septic systems could pollute surface and groundwater. This can also make residential life miserable.

Transportation

Pendleton County is located in the Highway District Number 6 of the Kentucky Transportation Cabinet. The 2006 – 2012 State Six-Year Plan currently shows only three improvements planned within the County:

1. Widening of U.S. 27 from Butler to Ky 154 in Campbell County;
2. Bridge replacement on Ky 22; and,
3. Bridge replacement on Carter's Chapel Road.

The lack of any significant planning or construction design should be addressed by the County's political and business leaders. The Goals and Objectives contained in Section 9 of as well as the Transportation Plan in Section 14 should be used as a guide.

Section 4: Background Analysis

Transportation



Transportation

Functional classification

The classification of roads in the Community is as follows:

- Rural Principal Arterial: S.R. 9 (AA Highway) is the only Principal Arterial in the County. It stretches from the Bracken County Line to the Campbell County Line.
- Rural Minor Arterial: U.S. 27. This is the only minor arterial in Pendleton County and stretches from the Harrison County Line to the Campbell County Line.
- Rural Collector Roads: In Pendleton County there are seven Major Collectors. These include, KY 22 from the Grant County Line to the Bracken County Line, KY 17 from Kenton County to KY 467, KY 467 from KY 17 to KY 177, KY 177 from U.S. 27 to Kenton County, KY 154 from Campbell County to KY 10, KY 10 from KY 154 to the Bracken County Line, and KY 8 from Campbell County to Bracken County. These were developed to provide service to county seats and other generators of inter-county importance.
- Rural Minor Collector Roads: these collect traffic from local roads. These are mainly the remaining State Roads in the County.
- Rural Local Roads: These basically provide access to adjacent land and provide service from residences or businesses to the collector road or higher designation in the system.

In September of 2005, the Kentucky Transportation Cabinet reported that 7,254 cars used U.S. 27 at the Campbell County line daily. The southern end of U.S. 27 at the Harrison County line handles 2,108 cars per day. The highest traffic count on U.S. 27 occurs at the intersection of KY 22, where 7,351 cars are reported daily, a total of 306 per hour, or five cars per minute.

Ky 22 carries 1,777 cars per day at the Grant County line. The AA Highway carries 8,359 cars per day at the Campbell County line.

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Transportation



Transportation

Air Transportation

The Gene Snyder Airport (also known as the Falmouth - Pendleton County Airport) is located four miles northwest of Falmouth. It has one paved runway that is 4,000 feet long. The Falmouth-Pendleton County Airport is included in the twenty-year Statewide Transportation Plan. Improvements totaling nearly \$4 million include a runway extension, apron construction, pavement overlays, general improvements, and T-hangers. The nearest commercial airport is located near Cincinnati, the Cincinnati/Northern Kentucky International Airport. It is thirty-seven miles northwest of Falmouth near Covington.

Rail Transportation

CSX operates main lines that service Pendleton County by passing through Falmouth and Butler. Intermodal facilities are located in Cincinnati for the CSX and Norfolk Southern Corporations.

Section 4: Background Analysis

Community Services



Community Services

Health Care

Both Butler and Falmouth have medical clinics with a total of five doctors and two dentists practicing in Pendleton County. The nearest hospital is in Cynthiana (22 miles) with 99 beds available. The next closest hospital is in Ft. Thomas (34 miles) with 362 beds available.

The hospitals in Campbell, Grant, and Harrison Counties offer ambulance services as well as the Pendleton County Ambulance Service. Pendleton County participates in the Enhanced 911 service.

Police Protection

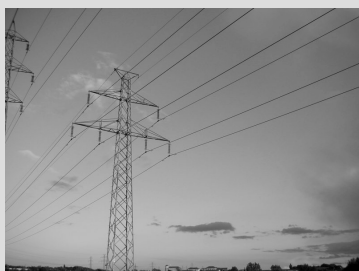
There are four police departments that service Pendleton County. The Pendleton County Sheriff's Office is located in Falmouth and serves the entire County. The City of Falmouth has ten to twelve officers that work full time to serve the people within the city limits. The City of Butler has a small police department with only one full time and two part-time policemen. State Police Post #6 in Dry Ridge serves the Pendleton County citizens as well.

Fire Protection

Pendleton County's fire insurance rating is 9/10. Falmouth's fire insurance rating is 6. Butler's fire insurance rating is 6. There are three volunteer fire departments in Pendleton County. These are located in Falmouth, Butler and Peach Grove. One of the biggest problems with the current fire protection service is providing adequate manpower. All three departments are experiencing similar problems. Peach Grove has begun to address this problem by creating a special taxing district. In addition, Falmouth's hydrant system is in bad repair. It was further damaged by the 1997 flood. Improving the hydrant system should be an important capital project.

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Community Services



Community Services

Solid Waste Disposal

The Rumpke Landfill handles most of Pendleton County's solid waste. This landfill is located north of Falmouth off of S.R. 17. Currently, this landfill has adequate capacity for two years, or 1.4 million cubic yards remaining. The Operators have applied for a permit to expand the landfill, which would provide an additional 15 years, or 7.5 million cubic yards of capacity. The landfill is permitted to accept a maximum of 1,200 tons of solid waste per day. It currently accepts approximately 1,000 tons per day. If the pending permit is approved, the landfill would be permitted to accept 2,000 tons of waste per day.

Electricity Service

Pendleton County is serviced with electrical power from three different companies. The City of Falmouth services all of Falmouth and some of the adjacent areas. Falmouth buys power from the Kentucky Utilities Company and simply provides the service of supplying its residents with this power. The Kentucky Utilities Company also provides Butler and other areas of Pendleton County with power as well as manages the service and maintenance of electrical power in these areas.

There are also two electric cooperatives operating in Pendleton County. The East Kentucky Power Cooperative and the Owen Electric Cooperative provide power to customers in the County. They buy their power from the East Kentucky Power Cooperative.

Natural Gas Service

Natural gas service is available to the cities of Falmouth and Butler from the Duke Energy. In addition, there is a high pressure gas transmission line in the vicinity of the AA Highway.

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Community Facilities

Parks and Recreation

Currently, Pendleton County is perfectly suited to attract day trippers to visit for recreational and cultural activities. The following list (from the Pendleton County website) details many of the County's amenities.

The Licking River

The finest fresh water fishing facility in all of the Northern Kentucky/Cincinnati area is found on this river that runs throughout Pendleton County.

Joey Wells Memorial Licking River Boat Ramp

Located in the Shoemakertown Landing section of the City of Falmouth. Provided by the Kentucky Department of Fish and Wildlife and allowing small fishing and recreational boat access to the Licking River.

Thaxton's Licking River Canoe Rentals

Follow the paths first explored by Simon Kenton and Daniel Boone by canoe down both the Main Licking River and its south fork. Kayaking, moonlight floats, tube trips and primitive riverside camping is also available.

Hunting Paradise

Hunters from far and wide annually traverse to Pendleton County, as we are known as one of the finest deer and wild turkey hunting areas in the state.

Kincaid Lake State Park

This Park offers a 183-acre fishing lake – one of Kentucky's premier Small Mouth Bass fishing lakes - camping and recreational paradise. Junior Olympic pool, multipurpose building, 300 seat amphitheater, marina and boat ramp, 9-hole golf course, miniature golf, hiking trails, paddle tennis, tennis, horseshoes, basketball, volleyball, handball, shuffleboard, paddle boats, picnicking and playgrounds.

Pendleton County Fairgrounds and Exposition Center

A 35-acre facility located on the grounds of Southern Elementary School. Home of the Pendleton County Youth 4-H Fair and the Griffin Centre Amphitheatre.

Section 4: Background Analysis

Community Facilities

Pendleton Athletic Park

A 22-acre complex representing a \$1.7 million community investment under development adjacent to the above-mentioned fairgrounds facility. Amenities to include a four diamond softball/baseball field complex, four tennis courts, two football/soccer fields, two sand volleyball courts, a golf driving range for teaching purposes, a nature trail along the Licking River and a walking trail throughout the entire facility. The project is a collaborative effort involving the Pendleton County Board of Education, Pendleton County Fiscal Court, City of Falmouth, local/regional/national/global business and industry, and the citizens of the community. The project is substantially complete.

Max Goldberg Falmouth City Park

Named in honor of the former City of Falmouth Mayor who devoted 33 years to that office. The park offers basketball, tennis, horseshoes and a playground area.

Veterans Rigg Street Park

Work is on-going for a three-acre complex being developed in a residential area that will include a shelter house, picnic areas, two separate playground areas (one for toddlers) and plenty of passive open green space.

City of Butler Community Park

A one-acre complex with a paved full-court basketball facility, picnic tables, and a playground area.

John L. Griffin Fitness Center

A 2,500 square foot state of the art physical fitness and exercise facility with approximately \$35,000 of equipment. The facility was constructed, equipped and donated to the community by Griffin Industries, Inc., to commemorate the dedicated community spirited life of the company's founding father, and located at Pendleton County High School.

Pendleton Country Club

A private membership 18-hole golfing and family complex featuring the finest putting greens in the area, practice range, practice green, clubhouse, locker rooms, swimming pool, and fishing lake.

Section 4: Background Analysis

Community Facilities

ATTRACTIONS

Kentucky Wool Festival

A three-day event held annually at the Kentucky Woolfestival Grounds and Exposition Center, adjacent to Kincaid Lake State Park, on the first full weekend in October. Our premier attraction that draws as many as 35,000 to this one-of-a-kind celebration of the sheep and features arts, crafts, antiques, heritage demonstrations, great food and down home entertainment.

Historic Downtown Falmouth

A stroll through our quiet, quaint six-block historic district, founded in 1793, reveals several buildings listed on the National Historic Register of Historic Places. The Kennett Tavern is a must see. Located on the corner of the downtown district main intersection, it is the Commonwealth of Kentucky's oldest standing commercial building of Federated architectural construction. The facility has been completely renovated and now serves as the City of Falmouth Municipal Building.

Kincaid Regional Theatre

The Auditorium of the Falmouth School Center, in the historic district, provides a unique atmosphere for professional theatrical productions of Broadway musicals and classic comedies.

Griffin Centre Amphitheatre

A 1200 seat, state of the art, open-air entertainment complex with a pavilion roof located at the Pendleton County Fairgrounds and Exposition Center. This remarkable facility was donated to the community by Griffin Industries, Inc., in 1993, to commemorate their 50th year business anniversary.

Section 4: Background Analysis

Community Facilities



Education

The Pendleton County School System serves all of Pendleton County. There are four schools that form the Pendleton County School System. They are the Pendleton County High School, Phillip Sharp Middle School, Northern Elementary School, and Southern Elementary School. Enrollment for the 2004-2005 school year stood at 2,698 pupils. The district had a graduation rate of 91.4%, much higher than Kentucky's average 81.5%. The district had a dropout rate of 0.9%, again much better than the state's average of 2.2%.

The School District's goal is to provide an intellectually challenging curriculum that is appropriate for all students. A variety of opportunities are available to students including but not limited to: strong technology programs, programs for students with disabilities, multiple services for gifted and talented students during school, after school, and in the summer, extended school services, outstanding resource center services, Adult and Community Education programs, sports opportunities, academic and many other clubs.

Library Facilities

The Pendleton County Public Library serves the residents of Pendleton County. It is located in downtown Falmouth. The library was flooded in 1997 and none of the books were salvageable. The library reopened in the summer of 1998. As of March 2006, the library contained 36,523 volumes.

Section 4: Background Analysis

Physical Resources

Overview

Discussion of land use in Pendleton County must begin with an understanding of the natural forces that shape it. This sub-section will briefly analyze those forces.

Geology

Pendleton County is located in the Outer Bluegrass geologic region. There are few geological formations that are unique to Pendleton County. This region is characterized by rolling hillsides, rock outcroppings and sink holes. Several areas of important mineral deposits, mainly stone for gravel, are found in the County, primarily in the northern section.

Soils

Soils can help determine the areas most suitable for certain land uses. Often, however, there is competition between land uses over the best use of the soil. For example, prime agricultural soils are, obviously, best for farming. Yet, most times these soils are deemed best for urban development as they are generally level and well drained. This competition is not as evident in Pendleton County as elsewhere due to the limited amount of prime farmland available outside the floodplains in the County.

Soil types in the County are important for determining suitability for building and occupancy utilizing septic sewage disposal systems. There are three major groups of soils in Pendleton County. These are the Eden, Lowell-Nicholson, and Otwell-Licking-Elk soil types.

Section 4: Background Analysis

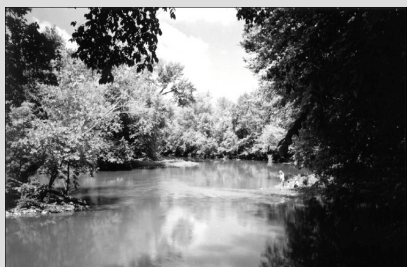
Physical Resources

Soils

- Eden soils are moderately deep and well drained. They can often be found on narrow ridge tops and hillsides. They are formed from the shale that is interbedded within thin layers of limestone and siltstone. Approximately 125,000 acres (nearly 70% of the total land area) are covered by this soil type. Corn, wheat, alfalfa hay, grass-legume hay and pasture grasses are grown in this type of soil. This soil is not practical for development because of its slope, shrink-swell potential, and its low strength. This soil type is dominant in Pendleton County, except the areas discussed below.
- Lowell-Nicholson soils are usually deep and well drained. They can be found on either narrow or wide ridges and the upper part of hillsides. They are formed from siltstone and limestone embedded in thin layers of shale. This is the best soil in the County for agriculture, having some of the County's highest yields in tobacco, corn, and alfalfa hay. Its development potential is constrained because of the slope, shrink-swell, and wetness of the soils. These soil qualities all inflate the hazards and costs of development in these types of soils. The areas containing this soil type are concentrated only in the northeast corner of the county along parts of Highway 10 north of Highway 154, and along Highway 154 west of Highway 10 in Pendleton County.
- The least found soils are the Otwell-Licking-Elk soils. These are deep and moderately drained soils located on stream terraces and toe slopes. They are formed in lacustrine sediment (sediment of lakes or wetlands) or mixed alluvium (sediment of streams) of soils formed from limestone, siltstone and shale. These soils have some of the highest yields in all crops and pasture grasses making these good soils for agriculture. Nevertheless, these are

Section 4: Background Analysis

Physical Resources



Soils

also the best soils for development (Licking soils being the exception). They have very low slopes and good drainage. They do, however, carry the risk of flooding since they are typically located in the flood plain. These soil types are generally concentrated along the Licking River basin and the South Fork Licking River extending between Falmouth and the southeast corner of the County.

Landforms

The topography of Pendleton County has historically formed the areas of urban development. The rugged nature of most of the County has forced development into the flood plains, often with disastrous consequences.

Balancing the need for new growth while ensuring that it does not conflict with either flood prone areas or steep and unstable slopes will require careful actions.

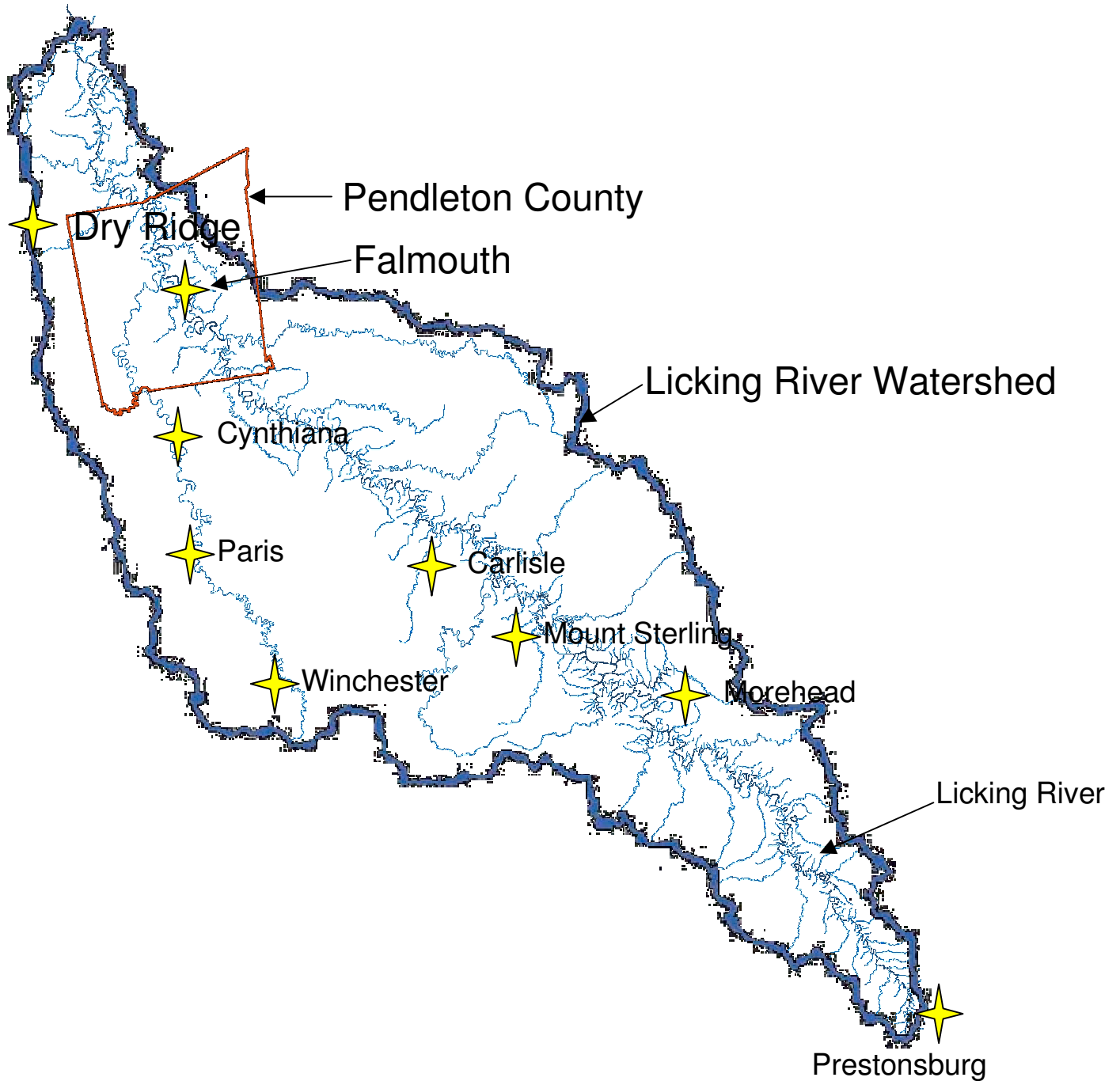
Surface Water

The Licking River and the South Fork of the Licking River join in Falmouth and form the primary drainage basin of the County. These two streams were the cause of four disastrous floods in the 20th Century - 1937, 1964, 1989, and 1997. The most recent flood crested at 52 feet, nearly double the flood stage height of 28 feet. The Licking River has a watershed that extends to just north of Prestonsburg, Kentucky and encompasses the cities of Carlisle, Cynthiana, Mount Sterling, Morehead, Paris, and Winchester. Rapid growth is occurring in many of these towns while few have stringent stormwater management regulations. This fact may increase flood potential in the County in coming years. (See Figure 4.8 next page.)

The Ohio River abuts a small portion of the north eastern part of the County.

Figure 4.8
Licking River Watershed

Source: Original data from Kentucky Geography Network



Section 4: Background Analysis

Physical Resources



Historic Resources



Wetlands

401 KAR 5:029 defines wetlands as: "Land that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions."

Each wetland has three characteristics: 1) Characteristic hydric soils that become flooded, saturated, or ponded long enough during the growing season to develop anaerobic conditions in the upper layers. 2) Plants that tolerate and thrive in such conditions and 3) a degree of flooding, saturation, or ponding during the growing season to sustain characteristic soils and vegetation.

According to the 2002 Pendleton County Comprehensive Plan, the Licking River has 3,274 acres of palustrine wetlands (marshes) located on it. Most Kentucky wetlands are palustrine vegetated which means that they are fed by fresh water, are less than twenty acres, have maximum depth less than two meters during low water, and no rock shoreline.

Historic Sites

The Kentucky Heritage Council maintains a database of historic properties and sites throughout the state. This database includes sites listed on the National Register of Historic Places and those that have been determined as meeting the criteria for inclusion on the National Register.

Previous floods have damaged the historic fabric of both Butler and Falmouth; however, the structures in Falmouth's downtown are included on the National Register of Historic Places. It includes the Kennett Tavern building which has been renovated for use as the new City Hall.

Section 4: Background Analysis

Historic Resources 4.X



Historic Sites

This is the oldest commercial building in Kentucky, dating back to 1810. The Kentucky Heritage Council's complete list of structures listed on the National Register of Historic Places is as follows:

- Dolph Aluck Smokehouse
- Leslie T. Applegate House
- Bishop House
- Central Falmouth Historic District
- Charity's House
- Chipman House
- Henry Colvin House
- Fryer House
- House at 206 Park Street
- Elzey Hughes House
- Immaculate Conception Catholic Church and Cemetery
- George W. Jameson House
- Kellum House
- McBride House
- Oldham Plantation
- Pendleton House
- Frederick Reed House
- Seeman Sisters' House
- Sheehan House
- Southgate House
- Watson Store

Section 4: Background Analysis

Existing Land Use

Existing Land Use

Pendleton County comprises 180,480 acres (282 sq. miles). Farmland accounts for approximately 70% (127,000 acres) of the land usage in the County. Livestock pastures account for nearly 80% (100,000) of this land usage. Less than 20% (+/- 23,000 acres) is devoted to cropland.

According to the U.S. Census Bureau, the city of Falmouth encompasses approximately 832 acres (1.3 sq. miles). The Census Bureau records Butler as encompassing 128 acres (.2 sq. miles).

The primary areas of urban residential and commercial development in the County focus on Falmouth and Butler and the approaches to these cities along U.S. 27. Housing is scattered throughout the county along rural roads and in rural settlements.

Land Use Types

Downtown

The downtowns of Falmouth and Butler are generally higher density and more mixed use in nature than other areas of the County. These downtowns consist of single and multi-story buildings, some of which are of high historic value. Land uses include retail, residential, service, civic, and office.

Commercial

The primary commercial area of Pendleton County is not in either downtown Falmouth or Butler, but along a stretch of U.S. 27 west of downtown Falmouth. It is here that most business is conducted in the County. This commercial area consists primarily of single-story, single-use buildings that rely on auto access for their success.

A smaller commercial strip exists on U.S. 27 just east of downtown Butler. Several smaller commercial uses are located along U.S. 27 between Falmouth and Butler.

Section 4: Background Analysis

Existing Land Use

Land Use Types

Industrial

The industrial area includes manufacturing, wholesale, mining, railroad, commercial shipping and repair, and other similar uses. The industrial parks and the area near Griffin Industries, Inc. and the Rumpke Landfill are examples of industrial land use areas.

Residential

Pendleton County was estimated to contain 5,916 residential units in 2004. The 2000 Census indicated that there were 5,756 dwelling units in Pendleton County, of which 5,170 were occupied. Of the occupied units 77.9% were owner-occupied and 22.1% were rented to tenants.

There are several sub-categories of residential uses in Pendleton County:

Low Density Urban Residential

Low-density urban residential areas include those that have primarily single-family lots at a density above 1 unit per acre. This encompasses the cities of Falmouth and Butler as well as the areas adjacent to their city limits.

Low Density Rural Residential

Low-density rural residential areas are those that have densities of 1 unit per acre or less. These include single rural lots of an acre or more, "farmettes" of between 1 and 20 acres or larger, as well as housing on larger parcels.

Rural Settlements

Pendleton County contains several rural settlements, defined residential areas of mixed densities concentrated in a particular location. Often, these settlements include small commercial uses.

Section 4: Background Analysis

Existing Land Use

Land Use Types

High Density Urban Residential

High-density areas are those that have duplexes, apartments, and other forms of multifamily housing. The senior housing on Shelby Street in Falmouth would be considered high density.

Open Space

This area includes land that is either left permanently as open space or used for recreational land uses such as parks and boat launches. This includes both public and private areas of open space. Kincaid Lake State Park is an example of this type of land use.

Public/Institutional

The public/institutional land uses include government offices, schools, large churches, libraries, cemeteries, and other similar non-recreational public or institutional uses. The Pendleton County High School qualifies as a public/institutional land use.

Agricultural

This is land that is used primarily for the purpose of growing crops or raising livestock.

Goals & Objectives Introduction

The following sections contain the implementation actions necessary to achieve the goals of the community. It is important to note that additional objectives and recommended actions may be agreed upon during the life of this Plan. Further, for the community to be successful it is not necessary for the community to enact every recommended item.



Section 5: Land Use Goals & Objectives

The following Goals are included in this Section

Goal: Community Image: Pendleton County is rooted in traditional values, yet has a progressive outlook for the future. Preservation of the rural small town, agricultural and environmental heritage while accepting and managing change is vital to the future of the community. The community is clean, friendly, and offers special opportunities for residents and visitors alike.

Goal: Growth Management and Land Use Planning: Growth and development in Pendleton County shall be managed for the benefit of the overall community and in a manner that minimizes undesirable impacts of development and change.

Goal: Agricultural Viability: Agriculture will continue to be a vital element of a diverse economy in Pendleton County.



Section 5: Land Use Goals & Objectives

Goal 1: Policy Objective 1.0

Protect the “view
from the road.”

Goal 1: Policy Objective 1.1

Make downtowns
the “heart.”

Goal 1: Policy Objective 1.2

Get serious about
“getting green.”

Goal 1. Community Image: Pendleton County is rooted in traditional values, yet has a progressive outlook for the future. Preservation of the rural, small town, agricultural and environmental heritage while accepting and managing change is vital to the future of the community. The community is clean, friendly, and offers special opportunities for residents and visitors alike.

Implementation Actions

- Create a viewshed map in order to analyze those areas visible from the major road corridors.
- Create land use, design, setback, signage, and landscape standards for new development within visible areas to ensure continuation of rural character.

Implementation Actions

- Encourage the redevelopment of downtown Falmouth and Butler through flexible building regulations and land use standards.
- Continue historic preservation efforts.
- Create unified signage standards.
- Encourage common opening hours.
- Institute a “Clean Sweep” program to ensure the attractiveness of downtowns.

Implementation Actions

- Make a community-wide commitment to following the Environmental Goal and Objectives contained in **Section 11** of this plan.

Section 5: Land Use Goals & Objectives

Goal 1: Policy Objective 1.3

Welcome growth
that respects com-
munity values.

Goal 1. Community Image: Pendleton County is rooted in traditional values, yet has a progressive outlook for the future. Preservation of the rural, small town, agricultural and environmental heritage while accepting and managing change is vital to the future of the community. The community is clean, friendly, and offers special opportunities for residents and visitors alike.

Implementation Actions

- Create and adopt a solid but basic Zoning Ordinance in order to protect and promote community values as well as to control controversial and objectionable land uses.
- Plan the development of new residential areas around the neighborhood concept by developing new areas as a neighborhood within itself, or by integrating it into an established neighborhood.
- Ensure that urban neighborhoods have access to municipal services and facilities capable of supporting the population of the neighborhood (See Section 5, Goal 2, Policy Objective 1.1) .
- Recommend traffic calming techniques such as curb bump-outs, roundabouts, and raised cross-walks for neighborhood/subdivision streets in order to produce safer and more livable streets for motorists, pedestrians and neighborhood residents.
- Include civic uses within larger contemporary neighborhoods in order to provide for close-to-home opportunities for residents, or to provide locations for important public services or facilities that serve the neighborhood.
- Plan land for neighborhood parks, open space, and environmentally sensitive areas in new development.
- Identify culturally and historically significant areas that should be protected from incompatible development.

Section 5: Land Use Goals & Objectives

**Goal 1: Policy
Objective 1.3
CONTINUED**
Welcome growth
that respects com-
munity values.

Goal 1. Community Image: Pendleton County is rooted in traditional values, yet has a progressive outlook for the future. Preservation of the rural, small town, agricultural and environmental heritage while accepting and managing change is vital to the future of the community. The community is clean, friendly, and offers special opportunities for residents and visitors alike.

Implementation Actions

- Create a design Master Plan for downtown Falmouth and Butler that:
 - identifies redevelopment opportunities and rehabilitation needs;
 - identifies potential locations for urban parks;
 - identifies pedestrian linkages;
 - Highlights the location of the town as adjacent to the Licking River; and
 - offers recommendations for businesses and management strategies.
- Re-imagine the “strip” along U.S. 27 in Falmouth by working to reduce visual blight and light pollution, by discussing the possibility of removing power lines from the highway side, by supporting mixed-uses such as apartments and offices above stores, and increasing pedestrian access and visual attractiveness through architecture and landscaping.
- Design and place attractive welcome signs at the entrances to the County and prepare a “wayfinding” plan to coordinate signage for attractions throughout the County.

Section 5: Land Use Goals & Objectives

Goal 1: Policy Objective 1.4

The community should enact property maintenance and appearance standards.

Goal 1: Policy Objective 1.5

Ensure a diversity of housing in Pendleton County.

Goal 1. Community Image: Pendleton County is rooted in traditional values, yet has a progressive outlook for the future. Preservation of the rural, small town, agricultural and environmental heritage while accepting and managing change is vital to the future of the community. The community is clean, friendly, and offers special opportunities for residents and visitors alike.

Implementation Actions

- Property maintenance and appearance codes should cover the following issues:
 - Littered, debris, or trash-covered property;
 - Illegal dumping;
 - Inoperable or unregistered vehicles;
 - Outdoor storage of appliances;
 - Excessive animal waste;
 - Tall grass or weeds in excess of 8 inches in height;
 - Dangerous or deteriorated buildings;
 - Dead animals;
 - Noxious gasses, noises, vibrations, or lighting.
- Create a position of “Code Enforcement Officer” to implement this section.

Implementation Actions

- Inventory current housing stock for condition and value.
- Prepare a regional comparison of housing stock to determine Pendleton County’s likely housing market.
- Determine desired future housing “identity” by size and type.
- Continually monitor housing affordability for low income families.

Section 5: Land Use Goals & Objectives

Goal 2: Policy Objective 1.0

The Community should understand the revenues and costs associated with growth.

Goal 2: Policy Objective 1.1

Urban services should be used to guide urban growth.

Goal 2: Growth Management and Land Use Planning:

Growth and development in Pendleton County shall be managed for the benefit of the overall community and in a manner that minimizes undesirable impacts of development and change.

Implementation Actions

- Conduct a Cost of Services Study in order to understand the financial impacts of various development types on community budgets and services.
- Create a capital improvement plan based on the realistic appraisal of the costs and benefits of growth.

Implementation Actions

- Adopt a future land use plan that shows the ideal locations for each of these types of developments.
- Define urban growth as any residential development at a greater than 1 unit per acre density, commercial development of over 10,000 square feet, or any industrial use.
- Define urban services to include public water and sanitary sewer facilities and adequate roadways.
- All developments that fit into the above categories shall be connected to public water and sewer services and located on adequate roadways.

Section 5: Land Use Goals & Objectives

Goal 2: Policy Objective 1.2

Strong, flexible regulations should be created to guide growth.

Goal 2: Growth Management and Land Use Planning:

Growth and development in Pendleton County shall be managed for the benefit of the overall community and in a manner that minimizes undesirable impacts of development and change.

Implementation Actions

- Revise the Subdivision Regulations to encode the planning goals and objectives in this document.
 - Key areas for revision should include:
 - Identification of appropriate building areas with each subdivision plat/development plan based on maximum slopes, floodplains, existing vegetation, relationship to other natural features, and relationship to roads;
 - Street design;
 - Stormwater drainage design;
 - Open space and park requirements;
- Revise the planning and permitting process to ensure predictability and to reduce delay;
- Create and staff a full time planning department.

Section 5: Land Use Goals & Objectives

Goal 3: Policy Objective 1.0

**Protect productive
agriculture lands.**

Goal 3: Policy Objective 1.1

**Promote local
markets.**

Goal 3: Policy Objective 1.2

**Encourage com-
patible land uses.**

Goal 3: Agricultural Viability: Agriculture will continue to be a vital element of a diverse economy in Pendleton County.

Implementation Actions

- Require new non-agricultural uses within these areas to be located in such a way as to minimize loss of prime soils and to reduce impact on existing agricultural activities, including provisions for buffering and fencing.
- Enact right-to-farm laws within the County.

Implementation Actions

- Create a Farmer's Market Association to strengthen local agricultural economics.
- Work with local farmers, business people, and land owners to create a permanent space for a Farmer's Market.

Implementation Actions

- Encourage bed and breakfasts through coordinated marketing and promotion.
- Promote agricultural tourism activities such as educational tours and value-added production such as creating table-ready food products on site or fashioning organic material into art or furniture.

Section 6: Community Facilities Goals & Objectives

The following Goals are included in this Section

Goal: Community Facilities: Quality public services and facilities will be provided to residents and business owners in Pendleton County.

Goal: Infrastructure: Strategic infrastructure investments will be made to guide growth, enhance economic development, tourism, environmental protection and the overall quality of life for residents.

Goal: Public Safety: Residents and visitors of Pendleton County experience a safe and secure community.

Goal: Education: Pendleton County provides comprehensive, innovative and excellent educational opportunities for all residents.

Goal: Intergovernmental Cooperation: The three municipalities of Pendleton County, Falmouth and Butler will communicate effectively as a means to coordinate service delivery.



Section 6: Community Facilities Goals & Objectives

Goal 1: Policy Objective 1.0

Ensure that public expenditures are guided by thorough planning.

Goal 1: Policy Objective 1.2

Improve Information Technology and Telecommunications services within the County.

Goal 1: Community Facilities: Quality public services and facilities will be provided to residents and business owners in Pendleton County.

Implementation Actions

- Adopt a Capital Improvements Plan to guide community spending and program development priorities including the following areas:
 - Water and Sewer development;
 - Country roads;
 - Emergency services, including new fire stations;
 - Social services;
 - Parks and recreation;
 - Economic development.
- Create a GIS map that is updated on a regular basis showing all capital projects or proposals.

Implementation Actions

- Make broadband available throughout the County.
- Fund a County Communications coordinator.

Section 6: Community Facilities Goals & Objectives

Goal 1: Policy Objective 1.3

Plan for improved water and sewer treatment facilities in Falmouth.

Goal 1: Policy Objective 1.4

Manage stormwater run-off from existing and new urban development.

Goal 1: Policy Objective 1.5

Provide accessible and high quality government operations.

Goal 1: Community Facilities: Quality public services and facilities will be provided to residents and business owners in Pendleton County.

Implementation Actions

- Begin planning stages for rehabilitation improvements to Falmouth's water treatment facilities.
- Give priority to funding for Falmouth's new waste water treatment plant.
- Make fire hydrant upgrades a priority.

Implementation Actions

- Fund a Countywide stormwater drainage study.
- Commit capital funds to improving stormwater drainage in areas identified as needing improvement.
- Require stormwater management, including on-site detention or retention, in all new urban developments.

Implementation Actions

- Provide orientation and education on pertinent local issues for all new members of governmental bodies and organizations.
- Encourage local elected officials, members of all boards and agencies, and government staff to attend training and educational venues to enhance their knowledge and skills.
- Keep community websites up-to-date and create a community "helpline."

Section 6: Community Facilities Goals & Objectives

Goal 2: Policy Objective 1.0

Achieve a balance between annual increases in revenues and an annual improvement in all services and facilities.

Goal 2: Policy Objective 1.1

Continue regional sewer planning.

Goal 2: Infrastructure: Strategic infrastructure investments will be made to guide growth, enhance economic development, tourism, environmental protection and the overall quality of life for residents.

Implementation Actions

- Evaluate and address the incremental effects of on-going residential, commercial, and industrial development on public facilities and services.
- Promote efficient coordination of sanitary sewer, storm sewer, water, school and fire jurisdictions. This coordination shall be facilitated through computer technology, including Geographic Information Systems (GIS).
- Base priorities for growth within any individual infrastructure system on the predicted needs of specific areas as prescribed by the future land use projections of this plan. No infrastructure system shall commit the county to excessive growth by the system's expansion.

Implementation Actions

- Finalize a sanitary sewer treatment plan for the northern area of the county.

Section 6: Community Facilities Goals & Objectives

Goal 3: Policy Objective 1.0

Employ technology and planning to maximize safety and emergency response.

Goal 3: Policy Objective 1.1

Insure a broader range of health services in Pendleton County.

Goal 3: Policy Objective 1.2

Fire protection infrastructure will be a priority.

Goal 3: Public Safety: Residents and visitors of Pendleton County experience a safe and secure community.

Implementation Actions

- Create a Geographic Information System mapping program to help coordinate, among other things, emergency response. Such a system could show immediately show dispatchers addresses, best response routes, property owners, and such vital information as medical or social needs.
- Plan facilities and staffing such that the heaviest concentration of law enforcement, fire and rescue services shall be located near residential areas, business districts, and large industrial areas.

Implementation Actions

- Conduct a study to identify gaps in needed health services and then prioritize needed services.
- Work with Local, State and Federal governments as well as with private enterprise to attract priority health services.

Implementation Actions

- Locate, maintain, and update fire hydrants on every new water line and place where feasible on existing water lines.

Section 6: Community Facilities Goals & Objectives

Goal 4: Policy Objective 1.0

Coordinate local community planning efforts with the School Board.

Goal 4: Policy Objective 1.1

Integrate community businesses, leaders and School Board.

Goal 4: Policy Objective 1.2

Expand opportunities for post-secondary education within Pendleton County.

Goal 4: Education: Pendleton County provides comprehensive, innovative and excellent educational opportunities for all residents.

Implementation Actions

- Encourage cross participation at meetings of Planning Commission members and School Board officials.

Implementation Actions

- Create a workforce training program in local schools based on survey of existing business needs. Review and update the program on an annual basis to ensure that evolving business needs are met.

Implementation Actions

- Work with regional, State, and Federal officials and private organizations to determine the feasibility of the establishment of a satellite site associated with a state university, private college, or community or technical college.

Section 6: Community Facilities Goals & Objectives

Goal 5: Policy Objective 1.0

Encourage ongoing communication and coordination between units of local government as a means of promoting well-planned and orderly growth, infrastructure and service provision, and economic development.

Goal 5: Intergovernmental Cooperation: The three municipalities of Pendleton County, Falmouth and Butler will communicate effectively as a means to coordinate service delivery.

Implementation Actions

- Coordinate the efforts of the Planning Commission, the local elected bodies, Community and Economic Development, the Main Street Program, the Chamber of Commerce, local utility companies, School Board, and other organizations, which have a direct impact on community decisions.

Section 7: Economic Development Goals & Objectives

The following Goals are included in this Section

Goal: Economic Development: In order to achieve a sustainable economy with quality employment opportunities, Pendleton County will:

- a. Promote a sustainable, strong, diverse and healthy economy firmly connected to local, regional, national and global trends;
- b. Promote the retention and expansion of existing businesses;
- c. Foster the startup and development of new businesses;
- d. Create and retain a skilled work force;
- e. Leverage local assets such as environmental quality, small town/rural atmosphere, outdoor recreation potential and overall quality of life to keep and attract business to the community.



Section 7: Economic Development Goals & Objectives

Goal 1: Policy Objective 1.0

Promote a sustainable, strong, diverse and healthy economy firmly connected to local, regional, national and global trends.

Goal 1: Economic Development: In order to achieve a sustainable economy with quality employment opportunities, Pendleton County will:

- a. Promote a sustainable, strong, diverse and healthy economy firmly connected to local, regional, national and global trends;
- b. Promote the retention and expansion of existing businesses;
- c. Foster the startup and development of new businesses;
- d. Create and retain a skilled work force;
- e. Leverage local assets such as environmental quality, small town/rural atmosphere, outdoor recreation potential and overall quality of life to keep and attract business to the community.

Implementation Actions

- Provide and maintain sufficient land area for industrial purposes to enable the expansion of existing industries and the establishment of new facilities.
- Aggressively attract new employers, both domestic and international, that match community assets, workforce capacity, and infrastructure.
- Prioritize and implement the Transportation Plan, found in Section 14 of this Plan, to meet the long term economic development needs of the County.
- Develop an information technology and telecommunications implementation plan to facilitate business development.
- Establish and maintain strong inter-governmental relationships among local, regional, state, and federal governments and organizations to promote effective economic planning, and implementation of development services such as marketing, identity branding, and recruitment and retention.

Economic Development

7.1

Section 7: Economic Development Goals & Objectives

Goal 1: Policy Objective 1.1

**Promote the retention
and expansion of
existing businesses.**

Goal 1: Economic Development: In order to achieve a sustainable economy with quality employment opportunities, Pendleton County will:

- a. Promote a sustainable, strong, diverse and healthy economy firmly connected to local, regional, national and global trends;
- b. Promote the retention and expansion of existing businesses;
- c. Foster the startup and development of new businesses;
- d. Create and retain a skilled work force;
- e. Leverage local assets such as environmental quality, small town/rural atmosphere, outdoor recreation potential and overall quality of life to keep and attract business to the community.

Implementation Actions

- Promote a regulatory framework that encourages business development and expansion. Regulations and ordinances should be written with consideration for their economic impact.
- Review City and County ordinances and regulations on a regular basis to ensure that ordinances and regulations are consistent with the objectives of this Plan.
- Review development proposals and permit requests promptly and effectively.
- Develop and maintain a visitation program to all businesses in the County.
- Develop a plan for responses to businesses needs and concerns.

Section 7: Economic Development Goals & Objectives

Goal 1: Policy Objective 1.2

**Foster the startup and
development of new
businesses.**

Goal 1: Economic Development: In order to achieve a sustainable economy with quality employment opportunities, Pendleton County will:

- a. Promote a sustainable, strong, diverse and healthy economy firmly connected to local, regional, national and global trends;
- b. Promote the retention and expansion of existing businesses;
- c. Foster the startup and development of new businesses;
- d. Create and retain a skilled work force;
- e. Leverage local assets such as environmental quality, small town/rural atmosphere, outdoor recreation potential and overall quality of life to keep and attract business to the community.

Implementation Actions

- Conduct workshops for persons interested in starting their own businesses, featuring local business people as well as County officials to explain the regulatory process.
- Create a “new business information” link in the County’s website that includes all required forms and permits for new businesses.
- Work with County Board of Education to develop entrepreneurship training in local schools.
- Evaluate the opportunities to create a venture capital fund to help fund local business development.
- Focus on tourism support, such as restaurants, hotels, and recreation and amusement facilities.

Section 7: Economic Development Goals & Objectives

Goal 1: Policy Objective 1.3

**Create and retain a
skilled work force.**

Goal 1: Economic Development: In order to achieve a sustainable economy with quality employment opportunities, Pendleton County will:

- a. Promote a sustainable, strong, diverse and healthy economy firmly connected to local, regional, national and global trends;
- b. Promote the retention and expansion of existing businesses;
- c. Foster the startup and development of new businesses;
- d. Create and retain a skilled work force;
- e. Leverage local assets such as environmental quality, small town/rural atmosphere, outdoor recreation potential and overall quality of life to keep and attract business to the community.

Implementation Actions

- Maintain an environment that fosters the highest quality of education available in order to prepare citizens for the continued changes necessary for their economic well being.
- Enhance education partnerships with business to ensure that the education system is strategically focused to meet educational needs of the future job market.
- Ensure the availability and encourage the use of high quality continuing adult education and retraining programs.
- Survey existing businesses to identify general workforce training issues and create partnerships to address those issues.

Section 7: Economic Development Goals & Objectives

Goal 1: Policy Objective 1.4

Leverage local assets such as environmental quality, small town/rural atmosphere, outdoor recreation potential and overall quality of life to keep and attract business to the community.

Goal 1: Economic Development: In order to achieve a sustainable economy with quality employment opportunities, Pendleton County will:

- a. Promote a sustainable, strong, diverse and healthy economy firmly connected to local, regional, national and global trends;
- b. Promote the retention and expansion of existing businesses;
- c. Foster the startup and development of new businesses;
- d. Create and retain a skilled work force;
- e. Leverage local assets such as environmental quality, small town/rural atmosphere, outdoor recreation potential and overall quality of life to keep and attract business to the community.

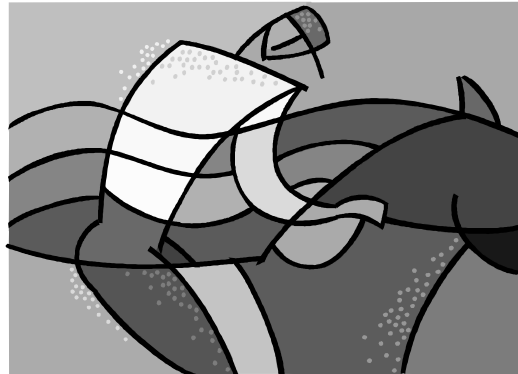
Implementation Actions

- Implement the objectives found in the other Sections of this document, including the following general ideas:
 - Provide a safe environment through state-of-the-art public safety services including police, fire protection, and emergency services.
 - Protect the environment, preserving land, air and water quality, and sustaining a well-balanced level of rural and small town amenities.
 - Maintain a high quality system of public infrastructure including transportation, schools, libraries, parks, and water and sewer services.

Section 8: Tourism/ Recreation Goals & Objectives

The following Goal is included in this Section

Goal: Tourism Development: Pendleton County will be the recreational and tourism destination for northern Kentucky.



Section 8: Tourism/ Recreation Goals & Objectives

Goal 1: Policy Objective 1.0

Create a Pendleton
County Tourism
Commission

Goal 1: Policy Objective 1.1

Enhance the tourist
experience and im-
prove the community
“brand.”

Goal 1: Tourism Development: Pendleton County will be the recreational and tourism destination for northern Kentucky.

Implementation Actions

- Adopt local legislation creating a Tourism Commission.
- Appoint qualified members with diverse expertise to the Tourism Commission.
- Fund a full-time Director position for this Commission.
- Fund promotional and marketing activities, primarily aimed at the northern and central Kentucky markets.
- Work collaboratively with State Tourism officials and regional governments and tourism related organizations to help build “brand recognition” of Pendleton County’s recreational opportunities and to improve general tourism infrastructure.

Implementation Actions

- Establish loop driving tours along roads in the County based on scenic appeal and historic and environmentally important areas;
- Create attractive maps and on-line displays of these loops;
- Protect the “view from the road” along these routes (see Section 5, Goal 1. Policy Objective 1.0);
- Conduct on-going “hospitality training” for people in occupations that routinely come in contact with visitors, potentially offered through the Adult Education Center.

Section 8: Tourism/ Recreation Goals & Objectives

Goal 1: Policy Objective 1.2

**Expand opportunities
for overnight visitors.**

Goal 1: Policy Objective 1.3

**Provide a range of
recreational activities
for tourists and
residents.**

Goal 1: Tourism Development: Pendleton County will be the recreational and tourism destination for northern Kentucky.

Implementation Actions

- Provide active support for a lodge at Kincaid Lake State Park;
- Identify appropriate areas for commercial lodging within the county and consider providing incentives as an attraction;
- Promote the creation of Bed and Breakfast facilities in the County.

Implementation Actions

- Continue support for the expansion of Williamstown Lake.
- Create a system of horseback riding trails throughout the county.
- Identify appropriate areas for “4-wheeler” access.
- Expand access to the main water ways in the County, such as boat/canoe launches, for boating and fishing.
- Designate appropriate roads as scenic bikeways and encourage their use by providing parking areas, signage, and safety improvements.
- Study the Ohio River shoreline in Pendleton County for its potential for recreational development. Any development shall both retain the ecological integrity of the river area and create sustainable economic opportunities for the citizens of the county.

Section 8: Tourism/ Recreation Goals & Objectives

Goal 1: Policy Objective 1.3 CONTINUED

Provide a range of recreational activities for tourists and residents.

Goal 1: Policy Objective 1.4

Support tourism and recreation related businesses in Pendleton County.

Goal 1: Tourism Development: Pendleton County will be the recreational and tourism destination for northern Kentucky.

Implementation Actions

- Continue support for the expansion of Kincaid Lake State Park Golf Course.
- Expand the greenway trail from the Falmouth Athletic Park throughout the city.
- Identify appropriate locations for park expansions, as well as new park land, and make allowance for parkland acquisition in yearly capital budgets.
- Continue to grow the hunting and fishing aspects by preserving lands best suited for wildlife and protecting water quality of the County's streams.

Implementation Actions

- Identify existing tourism and recreational businesses, assess their business support needs, and actively support them.
- Identify gaps in tourism and recreation businesses and support local entrepreneurial activity to fill those gaps.
- Actively recruit tourism and recreation business operators.

Section 8: Tourism/ Recreation Goals & Objectives

Goal 1: Policy Objective 1.5

Meet local resident needs and desires for recreation activities through appropriate facilities and programs.

Goal 1: Tourism Development: Pendleton County will be the recreational and tourism destination for northern Kentucky.

Implementation Actions

- Fund and support the creation of a comprehensive parks and recreation and master plan whose purpose is to:
 - Develop innovative parks and recreation facilities and programs;
 - Enhance programming and facilities at existing parks;
 - Develop level of service (LOS) indices to identify specific facility needs on the neighborhood or area level;
 - Develop a community recreational profile to track demographic changes in order to modify programs and facilities to meet population needs;
 - Establish a parks and recreation capital improvement evaluation process to determine project priorities;
 - Establish alternative funding mechanisms to supplement traditional funding sources for park improvements, acquisition, recreation programs, and maintenance;
 - Create a computerized database to better manage the park system;
 - Map the parks using GIS to identify and locate the various amenities and features in the parks;
 - Work with community organizations, including the School Board, to ensure cooperation in the development of parks and recreation facilities.

Section 8: Tourism/ Recreation Goals & Objectives

Goal 1: Policy Objective 1.6

Involve and inform the public on parks and recreation issues.

Goal 1: Tourism Development: Pendleton County will be the recreational and tourism destination for northern Kentucky.

Implementation Actions

- Expand use of the Internet to share information, respond to resident comments, register for programs, and reserve facilities;
- List the benefits of Parks and Recreation services and the positive impact they have on Pendleton County.
- Include the residents in the planning of parks and recreation facilities and programs through solicitation of public input (e.g. public meetings, surveys, evaluations, feedback, task forces, etc.);
- Address resident concerns in a timely manner;
- Improve utilization of volunteers and develop a comprehensive volunteer recognition program.

Section 9: Transportation Goal & Objectives

The following Goal is included in this Section

Goal: Transportation: Plan safe and efficient transportation expansion and improvements that support and compliment the entire Comprehensive Plan.



Section 9: Transportation Goal & Objectives

Goal 1: Policy Objective 1.0

Promote efficient coordination between local, county and state jurisdictions for transportation improvements.

Goal 1: Policy Objective 1.1

Roadway design and access management standards should be adopted to promote efficiency and safety.

Goal: Transportation: Plan safe and efficient transportation expansion and improvements that support and compliment the entire Comprehensive Plan.

Implementation Actions

- Encourage the preparation of a study of an East-West highway connection across the County including potential routes, access management, and land use recommendations.
- Support the State Transportation Cabinet's plans to widen U.S. 27 to either a three lane or five lane section where appropriate.
- Continually update the Unscheduled Needs project list and push for those project's inclusion in the Six-year plan.

Implementation Actions

- Encourage the use of service roads and controlled access points for construction along proposed and existing arterial corridors.
- Explore options available to handle off-site improvements related to widening of roads to accommodate higher traffic volumes.
- Promote circulation patterns that provide efficient and effective access to all sectors of the city.
- Improve traffic flow by extending dead-end streets, requiring loop streets and widening of existing thoroughfares.

Section 9: Transportation Goal & Objectives

Goal 1: Policy Objective 1.1

Adopt roadway design and access management standards to promote efficiency and safety.

Goal: Transportation: Plan safe and efficient transportation expansion and improvements that support and compliment the entire Comprehensive Plan.

Implementation Actions Continued

- Make widening all county roads to allow for two lanes of traffic a priority.
- Develop new connector streets where needed and feasible thus lessening the total dependence on arterial, collector, and local streets. Existing connector streets shall be improved where needed.
- Provide and/or retain proper vehicular and pedestrian access to adjoining property when a property develops or redevelops.
- Make intersection improvements, signal system enhancements and maintenance, and other types of operational improvements with new development when appropriate.
- Provide for sufficient right-of-way to allow for road improvements or future roads with all transportation planning and development.
- Design roadways under County or City jurisdiction to recognize the planned character of an area, and provide space for landscaping and entry features.

Section 9: Transportation Goal & Objectives

Goal 1: Policy Objective 1.2

Plan for alternative transportation such as walking and biking.

Goal 1: Policy Objective 1.3

Involve the public in all transportation planning activities.

Goal: Transportation: Plan safe and efficient transportation expansion and improvements that support and compliment the entire Comprehensive Plan.

Implementation Actions

- Provide for the safe movement of pedestrians in all newly developing areas.
- Encourage the development of bicycle paths especially as such paths relate to and serve downtowns, commercial areas, civic uses such as schools, and recreational areas.
- Study existing street systems and retail areas to identify for deficient pedestrian/bicycle facilities.
- Consider pedestrian and bicycle facilities for all new and improved roadways. As a design consideration, preference should be given to bike and pedestrian paths that are separated from the roadway for safety.

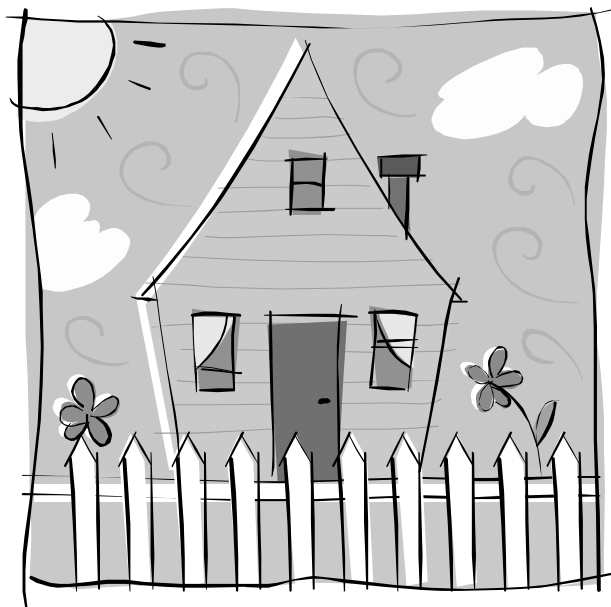
Implementation Actions

- Involve the public at the earliest possible moment when considering transportation planning or improvements.

Section 10: Housing Goal & Objectives

The following Goal is included in this Section

Goal: Housing: Housing will be safe, sound and affordable to the existing and future residents of Pendleton County.



Section 10: Housing Goal & Objectives

Goal 1: Policy Objective 1.0

Provide a variety of housing in Pendleton County.

Goal 1: Policy Objective 1.1

Encourage the maintenance of sound existing housing, as well as, the rehabilitation of deteriorating housing.

Goal: Housing: Housing will be safe, sound and affordable to the existing and future residents of Pendleton County.

Implementation Actions

- Encourage redevelopment of low density housing to medium and high density housing in appropriate areas.
- Provide and promote additional affordable rental housing.
- Increase the number of units oriented to the special needs of seniors.
- Continue to actively pursue federal, state, and regional financial resources for affordable housing.

Implementation Actions

- Create unified and comprehensive building codes to cover all new residential construction and remodeling as well as creating minimum acceptable conditions for existing housing.
- Reduce the number of substandard structures and code violations within residential areas through active code enforcement.
- Create and staff a professional building inspection department.

Section 10: Housing Goal & Objectives

Goal 1: Policy Objective 1.2

Development of residential areas should add value to the community through good design.

Goal: Housing: Housing will be safe, sound and affordable to the existing and future residents of Pendleton County.

Implementation Actions

- Encourage residential developments that plan and build in a manner which is compatible not only with the general housing density and design planned for the area but also with the existing conditions of the site, including the suitability of adjoining lands for appropriate access, and significant site features.
- Insure continuity of the interior street system of new residential developments with adjacent built or planned neighboring areas. Encourage residential developments to provide interconnections between sections of their developments and with adjacent developments to promote safe and easy transportation access and a sense of neighborhood interaction.
- Promote clustering (increasing net density while not altering overall gross usable density) by use of appropriate incentives in order to preserve green space, scenic views, other identified significant site features, and land for public facilities or recreation. The recreational usability of green space should be carefully reviewed. The provision of green space shall not in itself guarantee an increase of density.
- Review the current subdivision regulations to determine how the above actions may be integrated.

Section 11: Environment Goal & Objectives

The following Goals are included in this Section

Goal: Environment: Pendleton County is recognized as a leader in managing, protecting, conserving and enhancing its natural environment

Goal: Flood Control: The community will strive to make the Licking River less of a threat and more of a benefit to the quality of life in Pendleton County, Falmouth and Butler.



Section 11: Environment Goal & Objectives

Goal 1: Policy Objective 1.0

**Understand the
County's natural
environment.**

Goal 1: Policy Objective 1.1

**Protect water
quality.**

Goal 1: Environment: Pendleton County is recognized as a leader in managing, protecting, conserving and enhancing its natural environment

Implementation Actions

- Identify and map developmentally sensitive areas, including steep slopes, wetlands, flood plains, ground water aquifers, and existing vegetation.
- Preserve undisturbed areas possessing unique environmental characteristics, as determined by the above described inventory/assessment, and used as passive or active recreational areas or appropriately incorporated into development design.
- Encourage the development of educational programs designed to increase awareness of the importance of protecting the County's natural environment.

Implementation Actions

- Institute stormwater drainage and erosion control regulations for new development.
- Utilize natural features to reduce the impacts of stormwater run-off in new development.
- Pendleton County will work with Bracken and Grant Counties to form regional joint management units within the watersheds of Kincaid Lake and Williamstown Lake respectively whose purpose is to monitor and protect water quality through land use and design regulations.

Section 11: Environment Goal & Objectives

Goal 1: Policy Objective 1.2

Minimize the im-
pact of flooding on
new development.

Goal 1: Policy Objective 1.3

Welcome
appropriate
business and
industry to the
County.

Goal 1: Environment: Pendleton County is recognized as a leader in managing, protecting, conserving and enhancing its natural environment

Implementation Actions

- Allow no new development within the 100 year floodplain.
- Continue participation in the Federal Flood Insurance Program.

Implementation Actions

- Develop a set of environmental guidelines to consider when promoting the County as a business location.

Section 11: Environment Goal & Objectives

Goal 1: Policy Objective 1.4

Promote the efficient
use of resources.

Goal 1: Policy Objective 1.5

Promote the
beautification of the
community.

Goal 1: Policy Objective 1.6

Promote alternative
transportation.

Goal 1: Environment: Pendleton County is recognized as a leader in managing, protecting, conserving and enhancing its natural environment

Implementation Actions

- Commit to water and energy conservation and fuel efficiency for local government buildings and vehicles.
- Promote increased recycling in the County through educational materials and programs.

Implementation Actions

- Organize regular “clean sweeps” of the County to remove large scale trash and debris.
- Create and vigorously enforce anti-littering laws.
- Control visual blight through the regulation of signs, billboards, lighting, and derelict properties.

Implementation Actions

- Adopt and pursue the objectives and recommendations in Section 9, Transportation, Policy Objective 1.2

Section 11: Environment Goal & Objectives

Goal 2: Policy Objective 1.0

Work regionally and locally to reduce the Licking River's negatives and improve positives.

Goal 2: Flood Control: The community will strive to make the Licking River less of a threat and more of a benefit to the quality of life in Pendleton County, Falmouth and Butler.

Implementation Actions

- Monitor urban development in the Licking River watershed and continually strive to impress upon the State as well as local governments the importance of stringent stormwater management regulations as a means to minimize the social and economic costs of flooding.
- No urban development will occur within any 100 year floodplains.
- Continue the fine record of emergency notification and management established since the 1997 flood.
- Strive to reorient the perception through education programs of the Licking River as a "front door" (a new way of entering and exploring the county) for the community, a vital quality of life element that can help the community prosper in the 21st century.

Section 12: Future Land Use Plan

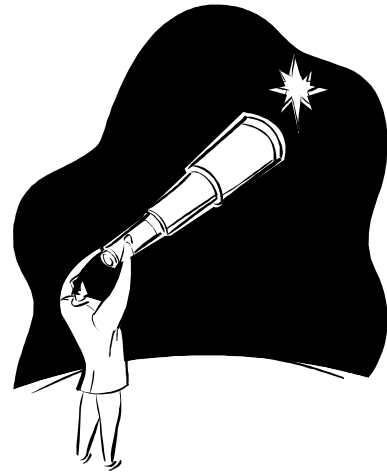
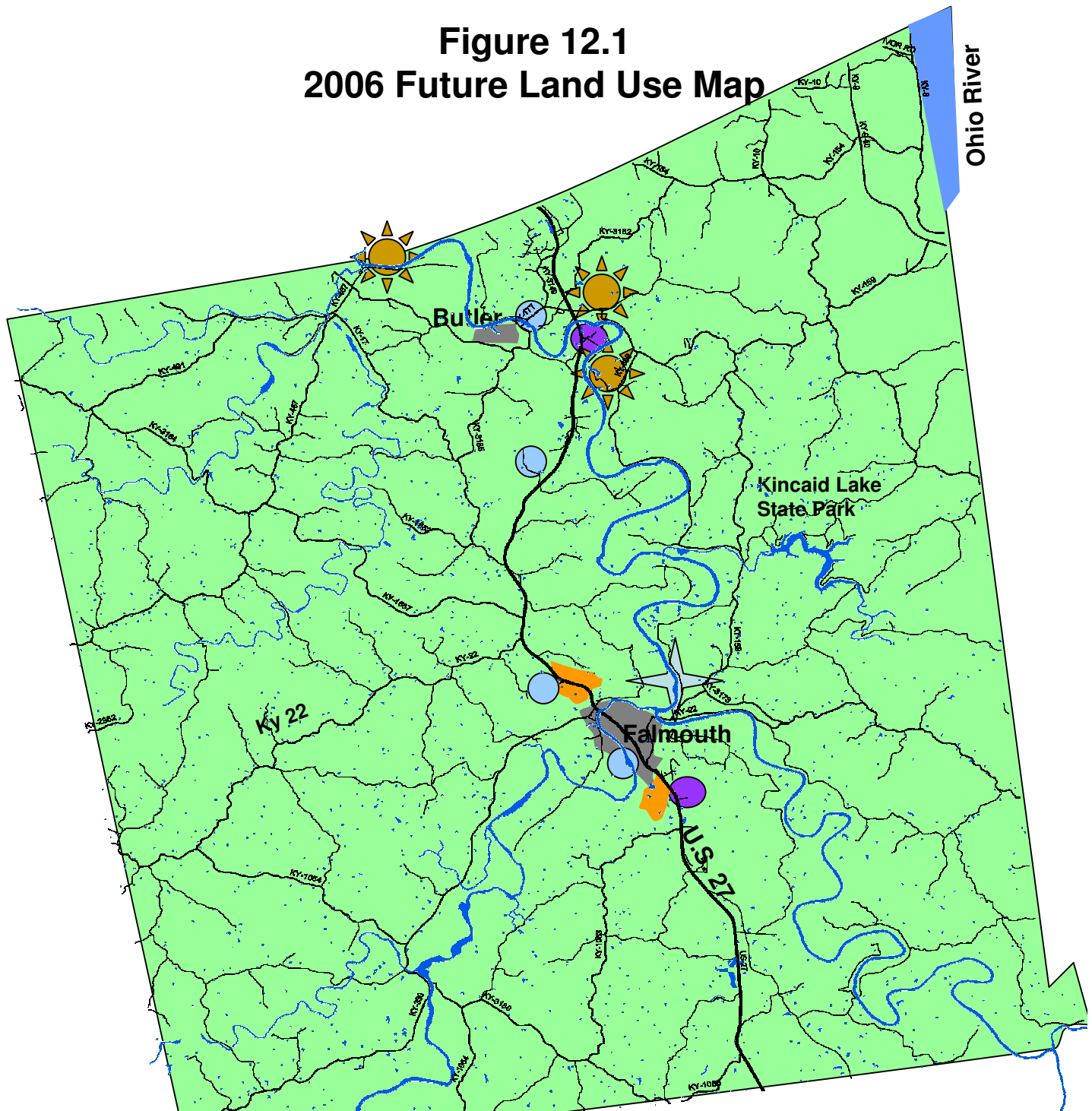









Figure 12.1
2006 Future Land Use Map



Future Land Use Classifications

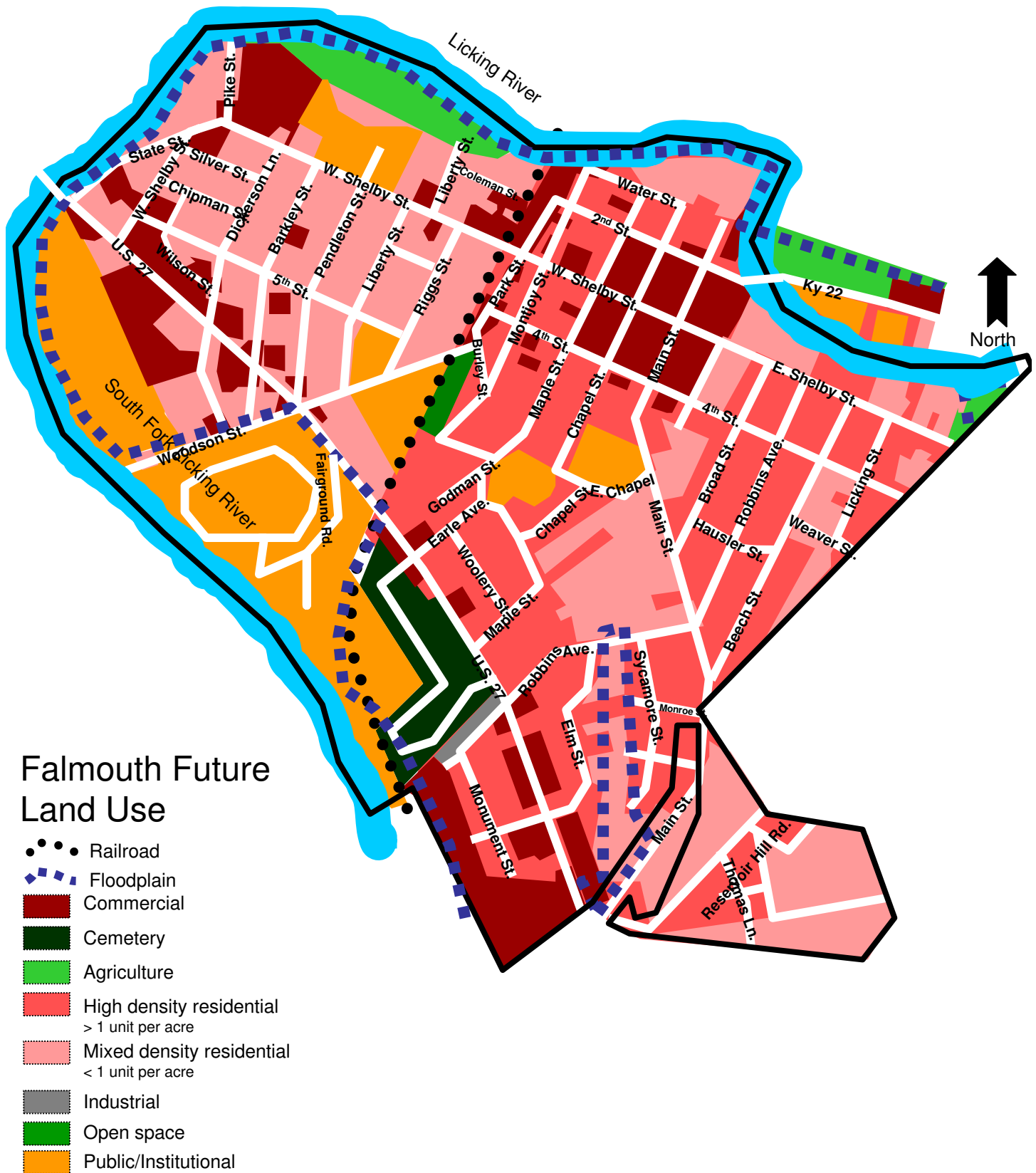
- | | |
|--|---|
|  Agricultural/Rural Residential |  Industrial |
|  Urban Residential Expansion |  Schools |
|  Urban |  Planned sewage treatment plant |
| |  Potential sewage treatment plant location |

Notes: This map must be used in conjunction with the 2006 Pendleton County Comprehensive Plan Update. If, or when, a zoning ordinance is adopted, a zoning map must be created to reflect parcel specific zoning classifications.

Any commercial nodes should be located per the text of this document.

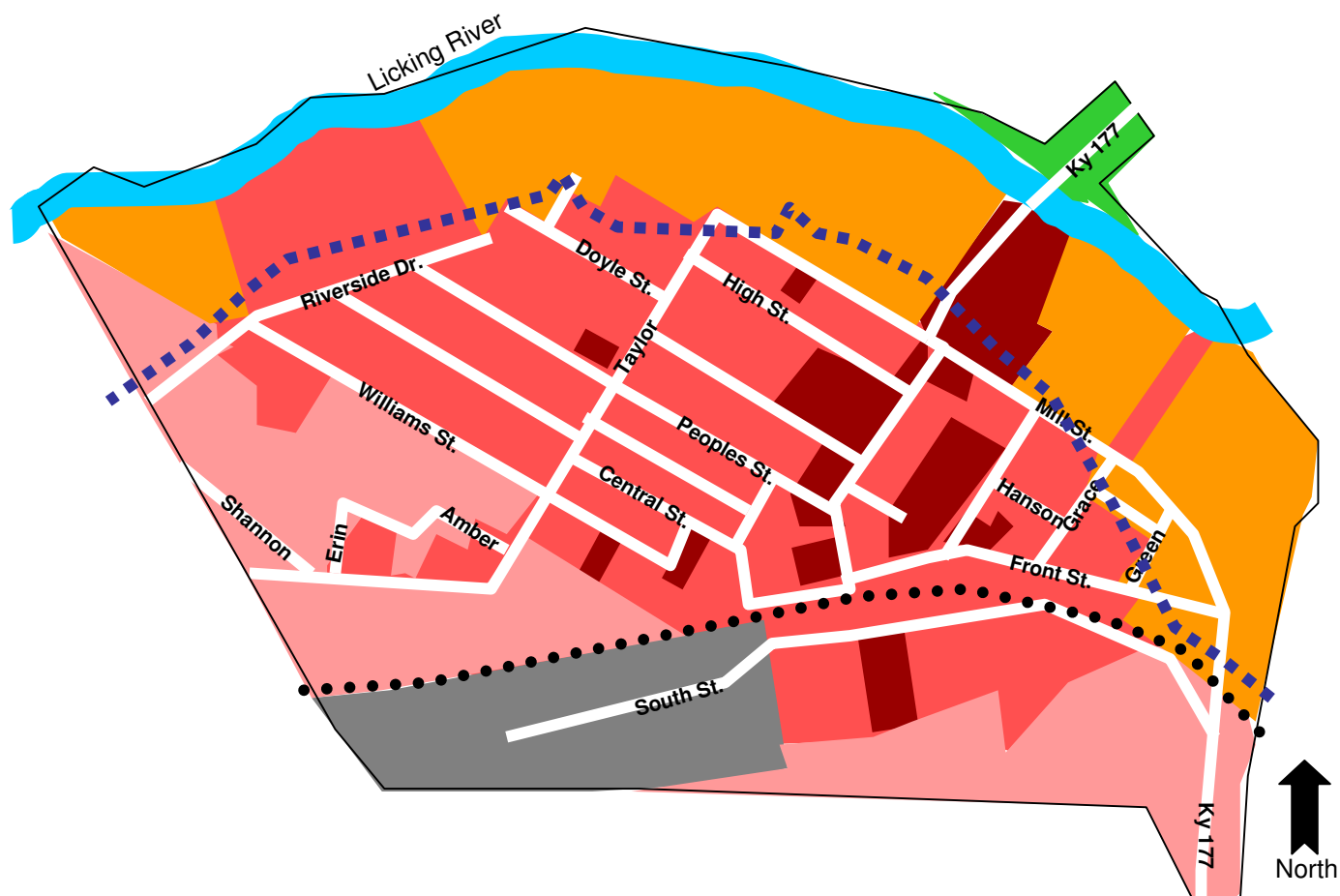
This map does not recommend any changes to existing land uses in the County.

Figure 12.2
2006 Falmouth Future Land Use Map



Note: This map recommends no changes from the 2002 Falmouth Future Land Use Plan

Figure 12.3
2006 Butler Future Land Use Map



Butler Future Land Use

- ● ● Railroad
- Floodplain
- Commercial
- Cemetery
- Agriculture
- High density residential
> 1 unit per acre
- Mixed density residential
< 1 unit per acre
- Industrial
- Open space
- Public/Institutional

Note: This map recommends no changes from the 2002 Butler Future Land Use Plan

Section 12: Future Land Use Plan

Overview

This section is intended to be a tool for the management of growth and development in Pendleton County. The Vision of the Steering Committee is stated:

Planned growth is essential to achieving this balance (between maintaining traditions and embracing progress), through the appropriate distribution of land uses ranging from residential to commercial to downtown to agricultural and by instilling quality in new developments.

The recommendations of this section are guided by the Goals and Objectives of this plan, which advocate the efficient use of land resources, timely and efficient infrastructure and public facilities improvements, and protection and enhancement of the natural and social environment.

NOTE: This section should be considered as a guide to the appropriateness of proposed land uses throughout the county. Until, and unless, a county wide zoning ordinance is adopted, this section and accompanying maps shall only serve as a general guide for land use decisions.

The purpose of this chapter is to determine the *GENERAL* future land use needs of Pendleton County and the cities of Falmouth and Butler and to designate those areas that are most appropriate for development or preservation.

The future land use needs are projected by examining the existing land use patterns, natural features, development opportunities and constraints, infrastructure and public services, and the population trends and projections for Pendleton County as a whole. Economic trends also provide a good foundation for determining local future commercial and industrial needs.

Section 12: Future Land Use Plan

The proposed land use classifications and their locations have been designed to give meaning to the desires of the community as voiced through the Steering Committee members as well as reported in the University of Kentucky “Best of Both Worlds” study. The thrust of the Goals and Objectives are also realized here. For example, from these it is realized that a large part of the perceived quality of life and sense of place are tied up in the agricultural and rural landscapes of Pendleton County.

Additionally, a stronger harmony with the environment has figured prominently in the desires of the community. Accordingly, this Plan recommends the preservation and protection of environmentally sensitive areas like flood plains, wetlands, wildlife habitat, and steep, wooded slopes.

These actions will not only ensure a continuance of a high quality of life and the improvement of safety but can also become one of the County’s prime economic development strategies. Heritage and recreational tourism are increasing in popularity. Pendleton County is in a great position to leverage its unique natural and built environment to attract visitors from around the region and beyond. The Land Use recommendations of this plan can strengthen the attributes of the County and provide a springboard to a thriving economy. Sound fiscal planning is also vital to the Vision of the Steering Committee. The areas recommended for urban development land use classifications are appropriately sited. They are close to roads, water lines, and have present or future sewer availability.

Section 12: Future Land Use Plan

Growth can be expected in Pendleton County over the next few years. Much of this growth is projected to be primarily residential as people seek to move into the county in search of affordable housing and more rural lifestyles. (See Table 4.3)

State demographers estimate that Pendleton County may see as many as 1,400 new houses by the year 2025. Historically, over 80% of the County's growth has been in the unincorporated areas of the County. If this trend continues, then as many as 1,120 units of housing could be expected in the County. The minimum amount of land dedicated to these units at current lot sizes would be 1,120 acres. Obviously, more land would be needed if the minimum lot size were increased. Conversely, if much of this growth were to occur in an urban fashion, much less land would be needed.

Falmouth accounts for approximately 14% of the County's population. If this trend continues, the city could expect to receive as many as 200 new housing units during that time. If each of these were constructed on a "typical" one-quarter acre lot, then approximately 50 acres would be needed. This does not take into account higher density residential land uses such as townhouses or apartments. Land necessary would be lower if these uses are introduced. Annexation of land by Falmouth would be necessary to accommodate this housing as the current city boundaries are nearly developed.

When discussing housing future residents, It is important to remember the components of the County's future population. Both the young and elderly populations are expected to increase. (see Figure 4.3) These populations have similar needs when designing new residential developments – the need for connectivity to commercial, social and public land uses, and parks and recreation facilities. Encouraging quality developments will help meet these needs.

Section 12: Future Land Use Plan

The urban development areas identified by this plan can both help accomplish the Steering Committee's Vision of a variety of housing types and prices while at the same time encouraging these quality developments. New commercial areas could stimulate economic expansion and encourage residents to shop within Pendleton County. While no industrial expansion is projected at this time, it will be important for the community to monitor availability to suit existing and potential businesses.

Pursuing the path outlined in this Section is the best way to ensure the community goes where it desires. A failure to act in these ways will only ensure a continual degrading of the values the community treasures.

Section 12: Future Land Use Plan



Cluster development

Agricultural Land Use

Two of the Steering Committee's overriding Vision statements are:

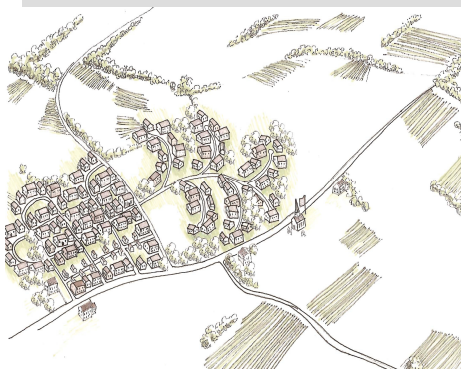
Pendleton County should be a community rooted in traditional values while maintaining a progressive outlook toward the future.

The small town and rural character of the community should be maintained, even in the face of change, which is not only vital to the quality of life of current residents, but will also attract tourists and outside investment.

The foundation of each of these lies in the soil of the County. Agriculture has been, and should continue to be part of the County's economic base. This plan recognizes this by showing a majority of the County as "Agricultural/Rural Residential" on the Future Land Use Map.

This Plan also acknowledges that there should be balance between protection for the best interests of the community as a whole and an understanding of private property interests. There is a concern in Pendleton County regarding the need to protect the right of the farmer to carry on agricultural activities with a minimum amount of regulation and a minimum amount of impact from urban-type development, combined with a strongly held viewpoint that many land use alternatives, including residential, should be preserved to the property owner.

Section 12: Future Land Use Plan



Agricultural Land Use

To address the balance of these interests, the use of “clustered” low density residential development will be considered for these lands in order to recognize the economic potential for property owners. These residential clusters will be located on portions of properties least suited for agriculture and most easily buffered from agricultural activities as well as roadways.

The density calculation in these clusters will strive to preserve at least half of the property as open space. For example, a density of one unit per acre on a 100 acre farm produces 100 one-acre lots, with no open space or agricultural preservation area.

By clustering the allowed number of units, in this case 100, on smaller lots, land for preservation and open space is protected. So for example, by clustering 100 residential units on one-half acre lots, the resulting development occupies 50 acres and preserves 50 acres. Sanitary sewage disposal is a critical concern on these smaller lots and innovative methods beyond on-site septic systems, such as community systems utilizing advanced septic technology - must be employed.

Other concerns such as fencing and buffering, lot dimensions and road standards should be addressed through the County’s Subdivision Regulations.

Section 12: Future Land Use Plan

Environmentally Sensitive Areas

The Steering Committee's Vision for the County is as follows:

A respect for the environment will ensure a high and healthy quality of life for residents and will help demonstrate the values of the community to the larger region.

The Licking River, long seen as a detriment to the community, should now be managed as one of the community's greatest assets.

These environmental assets are an indispensable part of the community's recreational and tourism planning. This Plan defines environmentally sensitive areas as flood-plains, steep slopes, wetlands, and identified areas of endangered or unique animal habitat. No development should be allowed within these areas. In order to protect property rights, the overall density of a property containing such areas should be calculated, then that density should be allowed to be transferred to another portion of the property. While such areas have not been identified on the Future Land Use Map, they should be identified with development applications.

Section 12: Future Land Use Plan

Urban development

Urban development is defined as any commercial, non-mineral related industrial, or public use such as a school or library, as well as any residential use at a density of *greater than one unit to the acre*. These “urban” uses require urban services, such as city water, sanitary sewage disposal, and appropriate roads. Therefore, all urban uses should be planned for connectivity to these urban services. At some point, more extensive urban uses might be appropriate in the sewer shed of a proposed regional sewage treatment plant to be located in the northern part of the County.

Land Use Categories

Residential Land Use

Due to its proximity to one of the U.S.A.’s largest metropolitan areas, its affordable housing prices, and rural/small town atmosphere, Pendleton County is beginning to feel large scale residential growth pressures. This growth is becoming most evident in the northern portion of the county, as well as on some rural roads throughout the county.

Given the nature of the physical constraints in Pendleton County – little flat land outside of dangerous floodplains and many steep slopes – residential pressures will be focused on just a few areas. The existing cities of Falmouth and Butler are obviously two places to be impacted by increased growth. The community should encourage growth in these areas by planning for infrastructure, by supporting redevelopment, and by ensuring that services like schools and parks are available. All urban-density residential growth in these cities should be located within the gravity sewer shed of waste water treatment plants to eliminate the need for costly and unreliable sewage pumping stations. (For further information, see pages 12-11, 12-12.)

Section 12: Future Land Use Plan



A variety of housing should
be provided

Urban development

Land Use Categories

The other main area potentially suitable for urban residential growth is found in the northern part of the County for the following reasons:

- less prime/productive farmland would be lost to development;
- the location is closer to commercial and job centers, creating less cross-county traffic demand;
- sanitary sewage service could be provided by a regional treatment plant on the Grassy Creek;
- urban development would not infringe on prime scenic resources;
- the topography and land cover provide an ability to create handsome, environmentally sensitive developments.

As attractive as this area is for urban development, there are many short comings as well. Much infrastructure and environmental planning would need to occur to ensure that roads are adequate, sanitary sewage service is available, water service is adequate for urban uses, and that environmentally sensitive lands are identified and protected. Due to these limitations, therefore, no urban expansion is planned for this area at this time.

When, or if, urban development becomes appropriate in this area, the following standards are proposed for urban development in this area:

- located on “adequate” (a minimum of two travel lanes and shoulders) existing roads, or have the ability to connect new streets to existing “adequate” roads;
- water service suitable for fire protection;
- be within the sewer shed of, and connected to, a **new** sewer plant located in the Northern Part of the County;
- located away from steep slopes, wetlands, and floodplains;

Section 12: Future Land Use Plan

Urban development

Land Use Categories

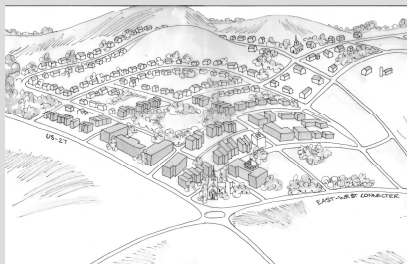
- and be appropriately buffered from existing mining operations.

Due to the potential detrimental impact on roads, water infrastructure, and the environment, urban residential development (greater than one unit per acre) should not occur in this area until and unless these standards can be satisfied.

Section 12: Future Land Use Plan



Design standards



Mixed-use commercial
development



General store

Urban development

Land Use Categories

Commercial Land Use

Commercial growth in Pendleton County poses a dilemma to many people. While it would be good to capture more retail spending within the county, the primary way to do it currently is to accommodate low cost, large scale retailing. This accommodation could have the unforeseen effect of changing the character of the county visually as well as in a social sense as small retailers would likely suffer.

In order to create a balance, new lands for large scale, auto-oriented development should be planned in appropriate places – “**Nodes**” - along U.S. 27 such as near the Middle School and just north of Butler. While no definitive location for these uses has been shown on the map, the general areas of these are deemed best for the following reasons:

- best highway access in the County;
- location near to much of the County’s potential growth;
- location near the potential east-west connector route;
- not on prime or productive farmlands;
- potential availability of urban services of water and sewer;
- and less threat of flooding.

These larger scale commercial centers should be planned with an eye for design standards that would prescribe building appearance, signage, maximum parking requirements, highway access, stormwater drainage and landscaping. National chains are used to such requirements in other places and would not have any trouble meeting them in Pendleton County. These areas should be developed as “nodes” that include residential, office, and park land within them.

Some very light commercial (< 10,000 square feet) may be appropriate in rural areas as “general stores” and in proposed “Hamlet Communities.”

Section 12: Future Land Use Plan

Urban development

Land Use Categories

Falmouth Land Use

As the economic center and county seat for Pendleton County, it is vital that Falmouth grow efficiently while retaining its uniqueness. Current land use patterns consist of three primary components: the downtown “core,” residential areas, and general commercial “strip” development along U.S. 27. Little room exists within the current city boundaries for new growth. Thus, any significant new development within the city would have to occur on lands that are annexed into the city limits.

This Plan recommends and urban residential expansion to the immediate north and south of Falmouth for the following reasons:

- development in these areas would be contained within the sewershed of the Falmouth Waste Water Treatment Plant;
- The lands for the most part lies well above the floodplain of the Licking River;
- There is little prime or productive farmland in these areas.

As noted earlier in this Chapter, Falmouth accounts for approximately 14% of the County’s current population. For this proportion to continue, Falmouth could expect to see as many as 200 new housing units over the next 20 years. If each of these were constructed on a “typical” one-quarter acre lot, then approximately 50 acres would be needed to be annexed. Less land would be needed if the housing density was higher.

Since this Plan anticipates a significant commercial node along U.S. 27 south of Butler, significant commercial expansion beyond the current Falmouth city limits is not recommended at this time. Instead, existing retail areas in Falmouth should be eyed for “makeovers,” intensive rehabilitation and refurbishment of commercial properties. The purpose of these makeovers would be to improve the functionality of Falmouth’s main “strip” with regard to traffic and safety, to improve profitability by adding new land uses as well as increasing size,

Section 12: Future Land Use Plan

and to improve the appearance and thus the character of the area.

Downtown Falmouth should be promoted to entice people who seek specialized goods, personal service, and a “real experience.” While creating these are absolutely vital for success, it is also important for local merchants to operate on a more standardized economic model with coordinated advertising, common opening hours and mutually supporting organizations.

Butler Land Use

As the northern area of the county is anticipated to be the primary focus for most of the growth over the life of this Plan, the city of Butler can be seen in an advantageous position. This growth will create the need for an identity, which Butler’s quaint downtown can help provide. As with Falmouth, Butler’s downtown could be promoted to entice people who seek specialized goods, personal service, and a “real experience.”

Further, the area designated along U.S. 27 for commercial growth could become a hub for the entire northern portion of the county. This would give the current residents of Butler and its surroundings the ability to help shape the character of this area.

Housing growth within Butler proper is not expected to be significant, given that most of the current city limits are built-out. Thus annexation would be needed to add new development within the city. For Butler to keep its current proportion of residents to the overall county as a whole (4.25%), then approximately an additional 50 -60 dwelling units would need to be added to the city over the next 20 years. If each of these were constructed on a “typical” one-quarter acre lot, then no more than approximately 15 acres would be needed to be annexed. Less land would be needed if the housing density was higher.

Consideration of annexing more residential land than this should encourage a discussion of the benefits and drawbacks to the city of Butler of providing that land with appropriate services.

Section 12: Future Land Use Plan

Industrial Land Use

Having enough physical capacity for increased Industrial development is critical to economic and job growth in Pendleton County. The County must decide the appropriate type of industrial activity that best suits it. For example, a desire to accommodate heavy industry, that which creates light, smoke, smells, noise, or vibrations may be deemed appropriate. But finding a suitable location for that type of industry in Pendleton County may be difficult. The increased demand for residential growth coupled with the very limited areas in which it may be accommodated may lead to conflicts with this type of industry.

Thus it may be that the County would wish to pursue a strategy of seeking light industry. Light industry is defined as a business that has no noticeable effects off the premises of the use. Because of this, light industry uses are generally more compatible with other land uses. However, light industry still creates traffic flow, may have large parking areas, include signage and night lighting and could generate truck traffic.

Generally, these uses are best placed in industrial “parks.” Growth of the existing parks in Pendleton County should be encouraged before any new industrial land is designated. The Butler Industrial Park should be included in the sewer shed of the proposed regional sewer plant in the northern portion of the County. The Commonwealth Commerce Center in Falmouth has full utilities and excellent transportation access. Also, natural gas is available via a nearby gas transmission line. It has been designated as the principal industrial development site in the Falmouth vicinity.

Mineral related industrial uses are tied directly to the land and as such cannot be shifted into these parks. Current mining activities must be supported, but the community should seriously consider whether to allow new mining activities on previously un-mined land to locate or expand in the County.

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Office Land Use

As Pendleton County seeks to increase its job base, it may consider adding lands available for office use. The service or “white collar” sector is growing the fastest in the 21st century. These types of jobs are primarily located in office environments and generally these environments are grouped together, creating a critical mass. While it may be premature to designate large areas of the County for office use, considering the possibility is important when reviewing large scale commercial and residential developments. Office uses can be combined with these development types to create employment opportunities close to residents as well as to attract workers to commute *into* the county.

Public Land Use

Public land uses in Pendleton County include the schools, County Courthouse, Falmouth City Hall, Pendleton County Library, Post Office, the wastewater treatment facilities in both Butler and Falmouth, Kincaid Lake State Park, and several small recreational spaces. Generally, public land uses may be located anywhere (outside of floodplains and historic and culturally sensitive areas) and thus this plan makes no specific recommendations as to locations.

Section 12: Future Land Use Plan

Achieving the Vision

The Steering Committee recommends that the Planning Commission adopt, and the Fiscal Court approve, a zoning ordinance to help implement the Vision as well as the Goals and Objectives of this plan. The Committee stated that they wished such an ordinance to be solid yet basic, easy to understand and evenhandedly apply. ***The primary purpose of this zoning ordinance would be to protect existing primary uses in the County, such as agricultural and residential, while controlling or excluding noxious or undesirable uses.***

Other purposes of these regulations could be to accomplish a number of specific objectives including: conserving the value of buildings and land; facilitating the provision of transportation, water systems, sewage treatment, schools and parks; lessening traffic congestion; preventing overcrowding; providing adequate light and air; and containing damage from fires, floods, and other dangers.

The Future Land Use Map shows four basic land use types, which could be converted into zoning districts: agricultural/rural residential, urban residential, commercial, and industrial. A zoning ordinance could be created to recognize these land use types and to encourage their proper development. For example, in a proposed Agriculture/Rural Residential zone – which would encompass the vast majority of the County - all types of farming and farm operations would be permitted, as well as residential development and churches, and perhaps even certain professional office uses as conditional uses. The purpose of this zone would be more to exclude incompatible uses than to regulate residential or agricultural uses. The incompatible land uses that could be excluded, discouraged, or regulated could include such things as drug treatment centers, adult-oriented business, or heavy industry. This protection against unsuitable land uses would hold true for the other zones as well.

Section 12: Future Land Use Plan

Achieving the Vision

Specific land development issues regarding lot sizes, setbacks, signage, and landscaping would be addressed at the time of the creation of a zoning ordinance.

If the County were to adopt a zoning ordinance, it would not be necessary for either Butler or Falmouth to follow suit in adopting a zoning ordinance. Or if those cities wished to adopt zoning, they would not be required to adopt the same zoning ordinance as the County.

**Section 13:
Community
Facilities
Plan**



Section 13: Community Facilities Plan

IMPORTANCE OF COMMUNITY FACILITIES

Much of the quality of life and standard of living for residents in Pendleton County is dependent upon the facilities and public services available to them. These facilities and services support the economic and social fabric of the community and include schools, libraries, parks, municipal buildings, public safety facilities, and sanitation facilities such as water and sewer systems.

Public facilities, especially school systems, play an important role in attracting new residents and industries as well as retaining present residents and employers. The age and efficiency of the existing public facilities affect the revenue needs of the cities and county. The efficient layout and construction of new facilities determines the direction for future growth of residential, commercial, and industrial development. For all of the above reasons, it is important that the development of public facilities be coordinated according to the needs and desires of Pendleton County residents and elected officials for their future.

The following are some of the general issues and recommendations regarding local community facilities. Since most of the providers of community facilities have their own detailed plans, it is simply the intention of this plan to bring the various issues to the forefront to provide the Planning Commission a guide to decision making. The complex interrelationship of all of the various infrastructure needs and public services with current and future land use demands that those in positions to make land use decisions consider all of these issues in their decision making process as well as purely land use compatibility issues. This Plan Update recognizes the fact that growth does have an impact on existing community facilities and encourages the governing bodies to investigate methods to fairly fund public facilities or infrastructure improvements.

Section 13: Community Facilities Plan

Water Service

Continued cooperation between the four providers of water service is essential. Each provider should study this plan to see how growth will affect its service area and make future service plans accordingly. It is important to note that installing water lines encourages residential growth, primarily along rural roads. Therefore, if plans are made only to serve existing populations with water service, that service is likely to be over-taxed in a short amount of time. It is best to properly size improvements to meet projected needs.

Planning for rehabilitation improvements to Falmouth's water treatment plant should begin now. While the facility has excess capacity, according to Director Todd Ramsey it is an "aging facility and will have extensive rehabilitation needs in the future.

Sanitary Sewage Service

The City of Falmouth Sewer District treats about 325,000 gallons per day and then discharges it into the Licking River. The system operates at about 90+% capacity since it is capable of processing 390,000 gallons per day of sewage. A design has been completed for a new facility and funding should be given a top priority by the community.

The City of Butler Water and Sewer operates two package facilities for treating wastewater. The two facilities can treat a total of 140,000 gallons per day. After treatment, the City discharges it into the Licking River. Currently the plant treats approximately 40,000 -50,000 gallons per day, leaving an excess of 90,000 gallons per day.

Section 13: Community Facilities Plan

Future Sanitary Sewage Service

The Community should put forth great effort into determining the most appropriate location for a new sanitary sewage treatment facility in the northern area of the County.

According to Butler Mayor Reid, his city would benefit greatly from a new waste water treatment plant. Finding the proper location for this plant is critical, as its location and construction will inevitably spur urban growth in the watershed surrounding it.

Outside the urban areas of Falmouth and Butler, homes and businesses are served by private on-site sewage treatment systems. Alternatives to a proliferation of individual on-site private septic systems need to be pursued, particularly in areas where greater density is being encouraged. This Plan Update recommends the consideration of innovative alternative sewage disposal methods. Private package sewer treatment plants should be discouraged. These plants are notorious for being inefficient, often leading to environmental pollution, as well as costly to operate, which often leads to a need for taxpayer subsidy.

Section 13: Community Facilities Plan

Fire Protection

Often new water line extensions are not completed with fire hydrants. This conflict sometimes occurs because the rural water districts are charged with providing potable water for drinking purposes and are not designed to address rural fire protection. This creates conflict between the increased rural growth and lack of adequate fire protection. This *Plan Update* proposes that the County consider requiring that all new and replacement water lines installed by any supplier be of a consistent and compatible level of construction, capable of accommodating fire hydrants, and that hydrants be constructed at locations designated by the county fire department.

Fire station locations must also be considered as the County grows. Planning in advance for advantageous locations will save the community money in the long run. Since this Plan anticipates most of the growth of the County to be in the northern portions of the county it would make sense to make this the main priority area. Fire stations can also serve as magnets for growth as their proximity can help reduce homeowner's insurance premiums, so early selections of appropriate locations can help locate growth in the desired sections of the county.

Section 14: Transportation Plan



Section 14: Transportation Plan

Overview

Except for U.S. 27, inter-region transportation infrastructure within Pendleton County is poor. While U.S. 27 provides for adequate north/south movement, east/west movement is very difficult. Unfortunately, the Kentucky Transportation Cabinet Six- and Twenty-Year plans do not at this time reflect major transportation improvements.

Key Issues

As a growing community, Pendleton County faces numerous transportation issues. Among these many issues are: (Issues are not presented in any order of importance or priority):

- Pendleton County has **geographic barriers which inhibit accessibility** to communities beyond the County's borders. These barriers are expensive to overcome when developing a cohesive regional highway system.
- **Good connectivity** throughout the transportation system is needed, which would promote intermodal transfer between modes of transportation. In many areas, connectivity of the highway system with the rail transit system and pedestrian system is still lacking.
- **Economic development and freight movement** in the County needs to be **appropriately accommodated** by improving access to I-75 for trucks and cars.
- **Gaps in the existing pedestrian and bicycle facilities**, cause unsafe conditions for walkers and bikers and make intermodal access difficult.

Section 14: Transportation Plan

East-West Connection

In order to address many of these issues, the Steering Committee showed great interest in having the community explore an east-west highway connection. This follows the same recommendation in the “Best of Both Worlds” study prepared by the University of Kentucky Landscape Architecture Department.

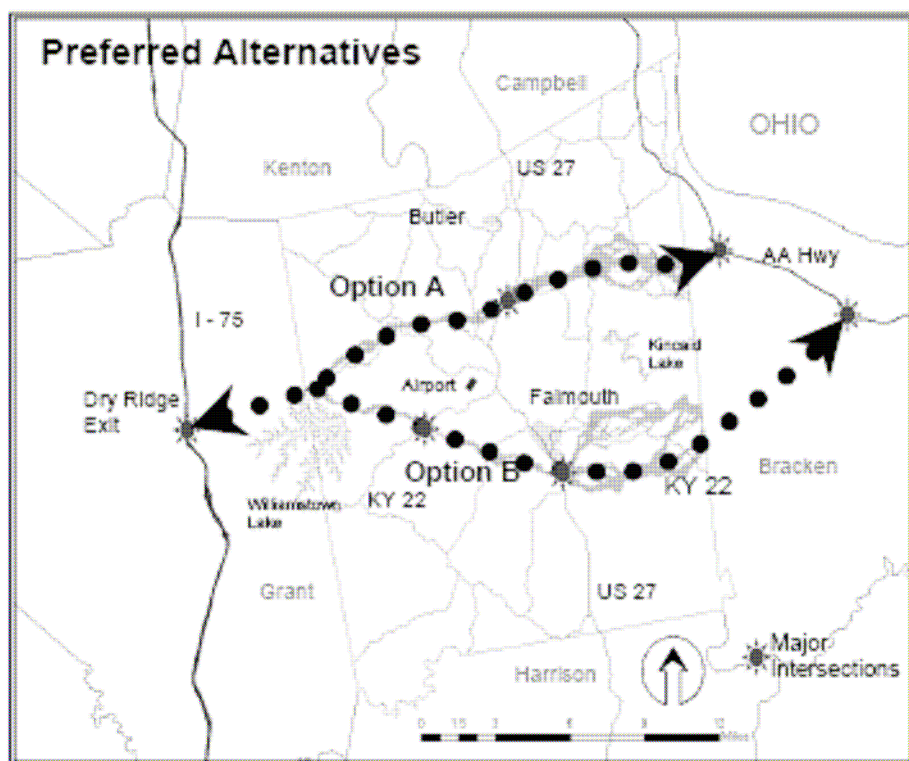
This study proposed two alternative road alignments to be studied. Option A would connect the AA Highway in northern Bracken County with I-75 at the Dry Ridge exit. Option 2 would connect I-75 at the Dry Ridge with the AA Highway in central Bracken County. (see Figure 14.1) These alignments are preferred as they both are fairly centrally located and are thus able to serve a majority of the existing and proposed population. The southern route of Option B creates a stronger link to Falmouth, while the northern route of Option A avoids prime agricultural lands south of Falmouth. Access to both Williamstown and Kincaid Lakes, as well as the Gene Snyder Airport, would be improved with either Option A or B.

Locating the eastern terminus of this route in Bracken County would appear to strengthen the case for funding of this road. It becomes much more of a regional arterial, enhancing transportation not only in Pendleton County but Mason as well.

Any planning for this route should be done in conjunction with land use planning for properties adjacent to the route as well as planning for access management.

Section 14: Transportation Plan

Figure 14.1
Preferred East-West Route Alternatives



U.S. 27

As the prime north-south link through Pendleton County, the future of U.S. 27 is vitally important. A small portion of the extreme northern end of U.S. 27 is scheduled for the design phase of a future widening. However, there are no current plans to widen the entire length of U.S. 27. It is important for community leaders to continually push for improvements to the road. Planned improvements should include three and five-lane sections and access management.

KY 22

Emphasis on safety improvements should continue.

Section 14: Transportation Plan

Unscheduled Needs

Every community in the Commonwealth has an opportunity to advocate for locally vital transportation needs through their respective Area Development Districts. Local officials from each community comprising the ADD gather on a regular basis to put forth such local recommendations, which are then collected into a regional Unscheduled Needs list. These “Unscheduled Needs” are simply projects that have not been approved for funding in the State’s current Six-year Plan for construction. This list is regularly updated as projects

A project’s appearance on the list is imperative. Few transportation improvements are ever funded without first being listed on an adopted Unscheduled Needs list. The following list represents Pendleton County’s needs, as put forth to the ADD by County Judge-Executive Henry Bertram and as adopted in August, 2005:

- PENDLETON 06 096 B0027 171. US 27 13.800 RECONSTRUCTION FROM LICKING RIVER BRIDGE TO KY 154. SEE SEGMENTS 14 (MP 8.18), 15, 16 & 17 IN AUGUST, 1998 ADVANCE PLANNING STUDY.
- PENDLETON 06 096 B0027 173. US 27 0.800 TRUCK CLIMBING LN. NB NEAR HARRISON\ PENDLETON C\L.
- PENDLETON 06 096 B0027 175. US 27 0.100 PROVIDE SIDEWALKS & DEFINED BIKEWAY CROSSING TO SCHOOL/ PARK ON WEST SIDE OF HWY AT FALMOUTH. (IMPACTS 6YP ITEM 6-276.00)
- PENDLETON 06 096 C0000 1. NEW 6.000 NEW ROUTE FROM US 27 APPROX. 1.3 MI N OF HARRISON C\L IN PENDLETON CO. TO KY 539 NEAR THE LICKING RIVER NORTH FORK BRIDGE IN BRACKEN CO.

Section 14: Transportation Plan

Unscheduled Needs (cont.)

- PENDLETON 06 096 C0000 2. NEW 6.000 NEW ROUTE FROM US 27 NEAR BUTLER TO KY 9 NEAR MT. AUBURN
- PENDLETON 06 096 D0008 1. KY 8 1.800 RECONSTRUCT FROM KY 154 TO KY 2828
- PENDLETON 06 096 D0009 1. KY 9 11.100 AA HIGHWAY - MAJOR WIDENING TO 4 LANES FROM KY 1109 IN BRACKEN CO. TO 4 LANE SECTION IN CAMPBELL CO. SEE ALTERNATE 3, PRIORITY SECTION 2 IN SEPTEMBER 2002 KY 9 WIDENING STUDY.
- PENDLETON 06 096 D0009 1. KY 9 0.100 AA HIGHWAY - CONSTRUCT TURN LANES, HORIZONTAL REALIGNMENT AT NEW HOPE ROAD
- PENDLETON 06 096 D0017 1. KY 17 0.800 RECONSTRUCTION FROM US 27 TO KY 1853
- PENDLETON 06 096 D0017 2. KY 17 6.400 RECONSTRUCTION FROM KY 1853 TO KY 467
- PENDLETON 06 096 D0017 3. KY 17 3.100 RECONSTRUCTION FROM KY 467 TO KENTON CVL
- PENDLETON 06 096 D0022 1. KY 22 6.900 RELOCATION FROM KY 1054 TO THE INTERSECTION OF FRYER RD AND KY 330
- PENDLETON 06 096 D0022 2. KY 22 1.300 RELOCATION FROM THE INTERSECTION OF FRYER RD AND KY 330 TO US 27
- PENDLETON 06 096 D0022 4. KY 22 9.000 RECONSTRUCTION FROM KY 159 TO KY 539 IN BRACKEN CO. PENDLETON 06 096 D0154 1. KY 154 3.300 RECONSTRUCTION FROM KY 10 AT PEACH GROVE TO KY 8
- PENDLETON 06 096 D0159 175. KY 159 3.900 RECONSTRUCTION FROM KY 22 AT FALMOUTH TO KY 609 N OF KINCAID STATE PARK

Section 14: Transportation Plan

Unscheduled Needs (cont.)

- PENDLETON 06 096 D0159 176. KY 159 6.700
RECONSTRUCTION FROM KY 609 N OF KINCAID STATE
PARK TO KY 10 AT MT. AUBURN
- PENDLETON 06 096 D0159 177. KY 159 2.500 NEW
EXTENSION FROM KY 10 TO AA HWY. (KY 9)
- PENDLETON 06 096 D0177 1. KY 177 4.000
RECONSTRUCTION FROM KY 159 TO US 27 IN BUTLER
- PENDLETON 06 096 D0177 2. KY 177 5.600
RECONSTRUCTION FROM US 27 IN BUTLER TO KENTON
C/L
- PENDLETON 06 096 D0177 2. KY 177 0.100 REPLACE CSX
RR UNDERPASS IN BUTLER. SEE ALTERNATE 5 IN 2002
FIELD STUDY
- PENDLETON 06 096 D0467 1. KY 467 5.400
RECONSTRUCTION FROM GRANT C/L TO KY 1657
- PENDLETON 06 096 D0467 2. KY 467 4.300
RECONSTRUCTION FROM KY 1657 TO KY 17
- PENDLETON 06 096 D0467 3. KY 467 0.600
RECONSTRUCTION FROM KY 17 TO KY 177
- PENDLETON 06 096 D1019 1. KY 1019 9.500 EXTENSION
FROM KY 10 AT BRACKEN C/L TO US 27 VIA KINCAID LAKE
STATE PARK
- PENDLETON 06 096 D2828 1. KY 2828 1.000 RECONSTRUCT
FROM KY 8 TO KY 9

Appendix

Appendix

- A. Pendleton County “Best of Both Worlds” Plan,
Landscape Architecture Department, University of Kentucky, 2005
- B. Pendleton County 2002 Comprehensive Plan
 - February 25, 2006 Steering Committee Charette Materials
 - Determining the Feasibility of Expanding the Economy of Pendleton County Kentucky: A Market Analysis. January 2005